**Minutes of a meeting of the Planning and Highways Working Group**

**held by Virtual Meeting on Zoom**

**01/06/2021.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Vice-Chairperson); Tony Vickers; Pam Lusby Taylor; Phil Barnett; Roger Hunneman; Andy Moore; Jeff Beck; Stephen Masters; Billy Drummond; Jo Day

**In Attendance**

Darius Zarazel, Democratic Services Officer

**257. Apologies**

Apologies received from Councillor David Marsh. He is substituted with Councillor Stephen Masters.

Apologies received from Councillor Vaughan Miller.

**258. Declarations of interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, Andy Moore, Billy Drummond, Stephen Masters, and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence.”

On item 9 of Appendix 1, 1 Croft Road, Gary Norman has been in consultation with an objector.

On item 2 of Appendix 1, 24 Hambridge Road, Phil Barnett has been lobbied by objector.

**259. Minutes**

**Proposed:** Councillor Andy Moore

**Seconded:** Councillor Tony Vickers

**Resolved:** That the minutes of the meeting of the Planning & Highways Working Group held on 10/05/2021, be approved, and signed by the Chairperson.

DSO to follow up on our comments on the Kennet Centre redevelopment.

**260. Officers report on action from previous meeting:**

A) On the request to write to WBC about the concerns of the parking arrangements for workers on the Market Street Development, they have been passed onto the Car Parking team to see if any enforcement action can be taken to address these car parking practices. The residents’ complaints have also been sent to the project managers on the development.

B) On the consultation about taking over the Phone Booth on Stroud Green, I have inquired with the Community Services Manager and was informed that this was not feasible at this time.

C) On the invitation to invite Cheryl Evans to present to P&H on the school streets programme, she responded by thanking P&H for their interest, but said that until she has evaluated the scheme, she doesn’t believe it is appropriate to present to a wider audience. She is looking into potentially organising a webinar in January or February 2022 to share the results and answer questions.

D) On the application to list 6 Northbrook Street, Historic England’s 3 reasons for rejection were:

1. “The building does not have the same degree of architectural and historical interest as the listed components of this frontage and does not have special interest in a national context.”

2. “The building has been heavily altered so that only the upper storeys of the façade survived… and from the available evidence, the interior … also has none of its original plan form or fittings surviving”.

3. “The building has some local interest as part of the façade of Camp Hopson, which opened in May 1921. This is not, however, an early example nationally, as department stores had existed in England since the mid-1860s”.

Overall: “6 Northbrook Street does not meet the criteria for statutory listing. It is however, of local interest as a characterful late-Victorian element within the townscape”.

**261. Questions and Petitions from Members of the Public**There were none.

**262. Members’ Questions and Petitions**

Question received from Tony Vickers:

*“Has the District Council said anything to the town council about the location of trials of reserved parking spaces for electric vehicles next to their electric charging points, because the ones I can see from my house have never been used in the two years they have been there?”*

Response from the Chairperson:

“One of the Councils four main goals is to take action to address the climate emergency. One of the key methods we intend to do this is by supporting the installing of an adequate number of vehicle charging points, in suitable and secure parking spaces that are reserved for those vehicles. However, we have not received any information from West Berkshire Council about the location of trial reserved parking spaces. I will request that the DSO write to WBC to inquire.”

**263. Schedule of Planning Applications**

Resolved that the observations recorded as Appendix 1 to these minutes be submitted to the planning authority.

**264. Schedule of Prior Approval Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the planning authority.

**265. Street Naming & Numbering: Development on land adjacent to Hilltop Phase 2 (Shaw-cum-Donnington), planning application:** [**20/02788/RESMAJ**](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02788/RESMAJ)

It was agreed by the Working Group to let Shaw-cum-Donnington Parish Council determine the names.

**266. Update from the Sandleford Joint Working Group**

An update was provided by Councillors Roger Hunneman and Tony Vickers which was received and noted.

The Working Group thanked Councillors Roger Hunneman, Tony Vickers, Chris Foster, David Marsh, and Greenham Parish Councillor Adrian Abbs for their work during the inquiry, as well as the DSO.

**267. Update from The Western Area Planning Committee**

An update was received and noted.

**268. Town Centre Working Group Update**

An update was received by members.

**269. Newbury Community Football Ground**

An update was received by members.

**270. Forward Work Programme for Planning and Highways Committee**

It was agreed to add the following items to the agenda for Monday 21st of June 2021:

* Put Kennet Centre Redevelopment proposals on the agenda for the next meeting.
* Put a discussion of management companies (relating to building developments) on the agenda for the next meeting.
* Invite the developers of the proposed 5g telecommunications tower to present to the Committee.

**There being no other business, the chairperson declared the meeting closed at 20:55 hrs.**

**Chairperson**

**Appendix 1**

**Planning and Highways Working Group Meeting**

**Schedule of Planning Applications 01/06/2021**

|  |  |  |  |  |  |
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| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No objection. | Clay Hill | [21/01231/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01231/LBC2) | 49 Shaw Road, Newbury, RG14 1HG, for Dr H. Kennedy | Rebuild chimney above the property roof line to same design as existing to repair damage. Re-lining of entire chimney stack and repair to existing roof slates. |
| 2. | Objection based on the height of the outbuilding and it being out of character with the area. | East Fields | [21/01118/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01118/HOUSE) | 24 Hambridge Road, Newbury, RG14 5TA, for Adurni Ltd | Replacement of existing outbuilding at site with proposed larger outbuilding, with associated car port, storage and office space. |
| 3. | No objection. | East Fields | [21/01127/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01127/FUL) | Unit 14 To 16 Arnhem Road, Newbury, RG14 5RU, for Mr D. Gregory | Travis Perkins Newbury are proposing to increase the size of their Tool Hire Compound, and regularise external storage solutions to 5.5 metres. |
| 4. | We support this application. | Speenhamland | [20/02414/REG4](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02414/REG4) | Robert Sandilands Primary School and Nursery, Digby Road, Newbury, RG14 1TS, for Robert Sandilands Primary School and Nursery | To install a canopy structure outside our Nursery building in order to facilitate increased outside learning opportunities and to install a multi use games area (MUGA) in a section of our school field to enable various sports to be played in a safe environment. |
| 5. | No objection. | Wash Common | [21/00958/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00958/HOUSE) | 73 Andover Road, Newbury, RG14 6JE, for Mrs Brown | Re-build outbuilding to form home office. |
| 6. | No objection subject to parking surfaces being made of a permeable material. | Wash Common | [21/01075/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01075/HOUSE) | 13 Kennedy Close, Newbury, RG14 6QL, for Mrs A. Imeson | Two story side extension and new front porch. |
| 7. | No objection. | Wash Common | [21/00997/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00997/HOUSE) | 16 Glendale Avenue, Newbury, RG14 6RU, for Mr and Mrs Previte | Two storey residential extension to enable additional bedroom, bathroom, playroom and study. Single storey extension to provide utility room and additional space for kitchen. |
| 8. | No objection. | Wash Common | [21/01067/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01067/HOUSE) | 5 Heyward Gardens, Newbury, RG14 6AQ, for Mr & Mrs McCurtin | Erection Timber clad Ancillary Outbuilding/home office to front garden. |
| 9. | No comment due to the conflicting evidence from applicant and neighbours. This application needs to be decided by planning Officers. However, the real concerns of neighbours should be acknowledged.  Councillor Tony Vickers abstained. | Wash Common | [21/01038/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01038/HOUSE) | 1 Croft Road, Newbury, RG14 7AL, for Mr M. Redford | Two storey extension to the side and single storey extension to the rear. |
| 10. | No objection. | Wash Common | [21/01104/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01104/HOUSE) | 33 Wendan Road, Newbury, RG14 7AJ, for Ms J. Davies | Single Storey Rear Extension. First Floor Extension Over Existing Garage. |
| 11. | No objection. It was indicated that the site could be subject to flooding. | Wash Common | [21/01157/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01157/HOUSE) | 19 Conifer Crest, Newbury, RG14 6RS, for Mr & Mrs Clothier | Proposed single storey side extension, and new detached outbuilding following demolition of existing outbuilding. |
| 12. | No objection. | Wash Common | [21/01158/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01158/HOUSE) | 88 Andover Road, Newbury, RG14 6JR, for Mr & Mrs Kirk | New gables and dormers to create rooms in roof. |
| 13. | No objection. | Wash Common | [21/01175/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01175/HOUSE) | 73 Paddock Road, Newbury, RG14 7DN, for Mr & Mrs Horner | Proposed single storey rear extension including demolition of existing conservatory with internal alterations to enlarge existing kitchen dining area and enlarge parking to frontage. |
| 14. | No objection. | Wash Common | [21/01201/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01201/HOUSE) | 33 Fifth Road, Newbury, RG14 6DN, Mr M. Roots | Two storey and single storey rear extension. |
| 15. | No objection. | Wash Common | [21/01226/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01226/HOUSE) | 17 Sidestrand Road, Newbury, RG14 6HP, for Mrs L. Wheeler | Single Storey Rear Extension and New Front Porch. |
| 16. | No objection. | West Fields | [21/00973/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00973/HOUSE) | 47 Enborne Road, Newbury, RG14 6AG, for Mrs W. Halley | Addition of en-suite bathroom to the existing master bedroom and a small extension to the kitchen. |
| 17. | No objection. | West Fields | [21/01010/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01010/FULD) | 3 Craven Road, Newbury, RG14 5NG, for PJM Design Solutions Limited | Proposed change of use of first floor A1 (existing use) to habitable residential 2 bedroom flat. |
| 18. | No objection. | West Fields | [21/01056/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01056/FUL) | The Lion, 39 West Street, Newbury, RG14 1BD, for Wadworth and Co Ltd | Removal of timber framed smoking shelter & replacement with grey metal framed, slatted flat roof gazebo. |
| 19. | We support this application. | West Fields | [21/01123/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01123/FUL) | 1 Highfield Avenue, Newbury, RG14 5DS, for Mid Thames Area Quaker Meeting and Related Charities | Proposed alteration, refurbishment and extension at ground floor and refurbishment of 2 flats (at first floor). |
| 20. | No objection. | West Fields | [21/01130/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01130/FUL) | Elizabeth Cottage, London Road, Newbury, RG14 1JL, for Mr L. Priddy | Change of use - Changing a B1 class office to Sui Generis class. No work will be done on the building only the classification change is needed. |
| 21. | No objection. | West Fields | [21/01222/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01222/FUL) & [21/01223/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01223/LBC2) | 1 Northbrook Street, Newbury, RG14 1DJ, for Kokoro UK Ltd | The interior refurbishment of an existing cafe to new branded cafe to include new internal filtered kitchen extract system & new external signage & shopfront colour. |
| 22. | No objection. | West Fields | [21/01189/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01189/FUL) & [21/01190/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01190/LBC2) | 16A Bartholomew Street, Newbury, RG14 5LL, for Beesleys Outfitters | Replacement sash windows to front and side elevations in keeping with Grade II listed building. |
| 23. | No objection. | West Fields | [21/01229/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01229/ADV) | 1 Northbrook Street, Newbury, RG14 1DJ, for Kokoro UK Ltd | New fascia signage and new projecting sign -both to replace existing signage. |

**Appendix 2**

**Schedule of Applications for Prior Approval**

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| **Running Order** | **Resolution** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No objection. | East Fields | [21/00996/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00996/PASSHE) | 7 The Halters, Newbury, RG14 7XF, for Mr & Mrs Collie | An application to determine if prior approval is required for a proposed: Rear Conservatory Dimensions 3.5m from rear wall, 3.35m maximum height, 2.50m eaves height. |
| 2. | No objection. | West Fields | [21/01149/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01149/PASSHE) | 52 Cleveland Grove, Newbury, RG14 1XE, for Mr V. Cooper | Proposed Single Storey Rear Extension. |