**Minutes of a meeting of the Planning and Highways Committee held in the**

**Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,**

**24/10/2022 at 7:30pm/19:30.**

**Present**

Councillors Nigel Foot (Chairperson); Phil Barnett; Jeff Beck, Billy Drummond; Roger Hunneman; Pam Lusby Taylor and Andy Moore.

**In Attendance**

Hugh Peacocke, Chief Executive Officer (CEO)

1. **Apologies**

Apologies received from Councillors Jo Day, David Marsh (joined on Zoom), Vaughan Miller, Gary Norman and Tony Vickers.

1. **Declarations of Interest and Dispensations**

The CEO declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond and Andy Moore 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 and Billy Drummond are also Members of Greenham Parish Council.

The CEO made the following statement on behalf of Councillors Phil Barnett who is a Members of West Berkshire Council Planning Committee and Andy Moore who is a Substitute Member 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.”

1. **Minutes**

**Proposed:** Councillor Billy Drummond

**Seconded:** Councillor Andy Moore

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 03/10/2022, be approved, and signed by the Chairperson.

1. **Questions and Petitions from Members of the Public**There were none.
2. **Suspension of Standing Orders**

The Chairman told the meeting that a question had been received after the deadline from Councillor Stuart Gourley and asked that Standing orders be suspended to consider it.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jeff Beck

**Resolved:** That Standing orders be suspended to allow the meeting to receive the question from Councillor Stuart Gourley.

1. **Members’ Questions and Petitions** Question received from Councillor Stuart Gourley:

“Recently the speed limit along Turnpike Rd going past the Hospital/Tigers Day nursery changed from 40mph, to continue the 30mph up to the garden centre roundabout. However - there are no signs showing this change in speed limit, and highlighting that it is no longer a 40mph, but is a 30mph. Can this Council write to WBC requesting this be reviewed, and signage put in place?”

Response from the Chairperson:

“Thank you for this question. The Council write to West Berkshire Council for their comments in this matter”

1. **Schedule of Planning Applications**

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

1. **Pre-Application Consultation: Proposed base station upgrade at grass verge on Stoney Lane, opposite Fieldridge, Newbury, RG14 2NG**

The meeting asked that the applicants consider using “considerate” colours for the mast and associated cabinets/ infrastructure so that they blend into the background.

1. **Update on Newbury’s Neighbourhood Development Plan**

The NDP Steering Group met on 19 October to review the public consultation, due to close on 30 November 2022.

Members were encouraged to promote the online survey. CEO to advise all members of the Council and the Steering Group that hard copies of the short version and posters for the survey will be available from the Town Hall, as required.

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

The Committee noted that the last WAP Committee meeting and the next scheduled meeting were cancelled. It was also noted that the Kennet Centre redevelopment application could come to the WAP Committee by the end of November 2022.

1. **Forward Work Programme for Planning & Highways Committee**

No further items were added to the Forward Work Programme.

Members asked the CEO to ask the Essex Wynter Trust for an update on the position regarding their properties at Argyle road, Newbury.

It was also agreed to contact Ms. Moira Fraser, WBC, regarding a presentation on licensing.

**There being no other business, the Chairperson declared the meeting closed at 20:40 hrs.**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**24/10/2022**

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| **Ward**   | **Resolution** | **Application**  **Number**   | **Location and Applicant**   | **Proposal**  |
| Adjacent District | NTC supports the objections made by WBC regarding this application. | [22/02530/OOD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02530/OOD) | Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge, Andover Road, Wash Water Hampshire | Out Of District Planning Consultation BDBC: Re: Amendment to 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road |
| Clay Hill | No Objection | [22/02282/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02282/HOUSE) | 66 Kiln Road, Newbury for Mr Robert Sheppard | Replace existing timber shed and lean to greenhouse with new brick shed / greenhouse, as permitted under permission 21/01827/HOUSE, with amendments to doors to more closely match existing house style |

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| **Ward**  | **Resolution** | **Application** **Number**  | **Location and Applicant**  | **Proposal**  |
| Clay Hill | Nothing changed in this application. Previous objections of NTC still apply. NTC also object to the proposed change of use form industrial to storage, in an area designated for employment uses. | [22/02310/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02310/FUL) | Newspaper House, Faraday Road, Newbury for Cinch Self Storage | Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage |
| East Fields | No objection | [22/02313/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02313/ADV) | Downs Carpets, Hambridge Road, Newbury for MKM Building Supplies | 25 illuminated and non-illuminated fascia signs |
| East Fields | No objection | [22/02451/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02451/HOUSE) | 4 Chesterfield Road Newbury West Berkshire RG14 7QB for Mr & Mrs Tyler | Demolition of existing side extension and construction of replacement single-storey side extension and associated works |
| East Fields | NTC objects to this proposal as it is felt that it is out of scale and out of character with adjoining properties, which it also overlooks and overshadows.Also raised concerns that the development has already taken place and this is a retrospective application.  | [22/02395/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02395/HOUSE) | 19 Queens Road Newbury RG14 7NH for Mr & Mrs B. Rawlings | Proposed 14.71 m2 extension to existing rear single storey element + refurbishment of kitchen, roof and installation of ground floor Toilet. |
| Speenhamland | No objection. | [22/02492/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02492/FUL) | Aldi Foodstore Ltd London Road Newbury RG14 1LA | Demolition of the existing office building, and the extension and reconfiguration of the existing foodstore car park, with other associated works. |
| Wash Common | No objection. | [22/02271/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02271/HOUSE) | 2 Valley Road, Newbury for Mr Kim Wells | 2no, 2-storey extensions and single storey rear extension |

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| **Ward**  | **Resolution** | **Application** **Number**  | **Location and Applicant**  | **Proposal**  |
| Wash Common | No objection. | [22/02279/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02279/HOUSE) | 17 Falkland Drive, Newbury for Alex Whyatt | Fenestration changes, a replacement roof for existing structure and adding a first-floor level to a bungalow to include dormers  |
| West Fields | No objection. | [22/02281/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02281/FULD) | 61 Russell Road, Newbury for Bartlett Property Development | Demolition of existing dwelling and erection of four dwellings |
| West Fields | No objection. | [22/02420/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02420/HOUSE) | 110 Russell Road Newbury RG14 5LA for Mr & Mrs Mann | Single storey rear and front extensions |
| West Fields | No objection. | [22/02475/LBC](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02475/LBC) | 105 Bartholomew Street Newbury RG14 5DY | Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront |
| West Fields | No objection. | [22/02473/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02473/FUL) | 105 Bartholomew Street Newbury RG14 5DY | Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront |
| West Fields | No objection. | [22/02454/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02454/ADV) | 25B-25C Northbrook Street Newbury RG14 1DJ | Shopfront fascia signage displaying company logo and Projecting sign displaying company logo |