

23/12/2021.

To: Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman, and Tony Vickers

Substitutes: Councillors Martin Colston, Jon Gage, and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Wednesday 05/01/2022 at 7:30 pm**. The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public.

Yours sincerely,

Darius Zarazel
Democratic Services Officer

1. Apologies

Democratic Services Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 06/12/2021 (already circulated).

3.2 To receive a report on actions from the previous meeting.

4. Questions and Petitions from Members of the Public

Chairperson

Questions, in writing, must be with the DSO by 2:00 pm on Tuesday 04/01/2022.

5. Members' Questions and Petitions

Chairperson

Questions, in writing, must be with the DSO by 2:00 pm on Tuesday 04/01/2022.

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6. **Application Consultation: Palady Homes for the development at the Former Newbury Magistrates Court on Mill Lane ([21/03024/FULEXT](#))**
Chairperson
To receive a presentation on this application.
7. **Schedule of Planning Applications (Appendix 2)**
Chairperson
To comment on the planning applications listed at the attached schedule.
8. **Presentation: Newbury Station Redevelopment**
Chairperson
To receive a presentation from Great Western Railway on the Newbury Station redevelopment.
9. **Update on Newbury's Neighbourhood Development Plan**
Chairperson
To receive an update on the progress on Newbury's Neighbourhood Development Plan.
10. **Update from the Sandleford Joint Working Group**
Chairperson
To receive an update on any relevant business from the Joint Working Group.
11. **Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
12. **Newbury Community Football Ground**
Chairperson
To receive an update.
13. **Forward Work Programme for Planning & Highways Committee (Appendix 3)**
Chairperson
To note and agree any other items that Members resolve to add to the Forward Work Programme.
14. **Exclusion of the Press and Public**
Chairperson
To move that under Section 1, Paragraph 2, of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business because publicity would be prejudicial to the public interest by reason of the confidential and personal nature of the business to be transacted.
15. **Newbury's Neighbourhood Development Plan (Appendix 4)**
Chairperson
To resolve to approve, if relevant, a volunteer for the NDP Steering Group.

**Minutes of a meeting of the Planning and Highways Committee
held in the Council Chamber, Newbury Town Council, Town Hall, Market Place,
Newbury
06/12/2021 at 7:30pm/19:30.**

Present

Councillors; Nigel Foot (Chairperson); Phil Barnett; Jeff Beck; Roger Hunneman; Pam Lusby Taylor; Vaughan Miller; Andy Moore; and Tony Vickers

In Attendance

Darius Zarazel, Democratic Services Officer

118. Apologies

Apologies received from Councillors Gary Norman, David Marsh, Billy Drummond, and Jo Day.

119. Declarations of Interest and Dispensations

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, Andy Moore, 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 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 appendix 2, item 7, Councillor Jeff Back and Pam Lusby-Taylor declared an interest as they are customers of the store, but they are not prejudiced and will still vote on the application.

120. Minutes

120.1 Proposed: Councillor Tony Vickers

Seconded: Councillor Jeff Beck

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 15/11/2021, be approved, and signed by the Chairperson.

Proposed: Councillor Tony Vickers

Seconded: Councillor Jeff Beck

Resolved: That the minutes of the resumption of the adjourned meeting of the Planning & Highways Committee held on Tuesday 30/11/2021, be approved, and signed by the Chairperson.

120.2 Officer's Report on Action from Previous Meeting and Any Ongoing Items:

- A) On the NTC bid to WBC for active travel wayfinding signage, the Council has contacted SPOKES and requested that volunteers suggest initial sign placement from North Newbury to the Town Centre (Corridor 6 in the WBC Local Cycling Walking Infrastructure Plan). We hope to receive suggestion before the New Year.
- B) Regarding Councillor Roger Hunneman and Chris Foster's members question about writing to the Secretary of State for Levelling Up, Housing and Communities to request that the Sandleford appeal decision be deferred until the consequences of the Environment Bill, and the ancient woodland review in the NPPF, is known, this Council has received a letter in response. In sum, the letter confirms receipt of the Councils request but states that "there are currently no plans to extend the target decision date for the case. Should any new matters arise, however, during the determination period which may be material to the appeal, the Interested Parties for the case will be contacted to be given the opportunity to submit written representations."
DSO to circulate the response letter to Councillors.

121. Questions and Petitions from Members of the Public

Question received from Paula Saunderson:

"Would this Committee like to see the answer to my email to the WBC Executive Member for Internal Governance & the Service Director (Strategy & Governance)? The email states the following:

In the Draft Local Flood Risk Management Strategy (LFRMS) 2021-2026 on pg. 55 – Objective 1 – action point 3 advises WBC will not support any more Flood Forums which is contra to the EA & DEFRA Flood & Coastal Erosion Risk Management Action Plan 2021, published in May 2021 - Strategic Objective 3.2 - Point 3.2.4 which states “Risk Management Authorities (RMAs) will support people at High Risk of Flooding, when they are wanted, to set up Flood Groups & Develop and test local flood plans”.

Response from the Chairperson:

“Thank you very much for this question. One of the principal comments this Council provided in response to the Draft LFRMS was that we would like to see West Berkshire Council amend Objective 1, action point 3, to allow for the creation of a new Greater Newbury Flood Forum. In addition, as the Environment Agencies ‘Flood and Coastal Erosion Risk Management Strategy Action Plan 2021’ policy paper does in fact state that by 2025 RMAs “will support people living in places at high risk of flooding ... to set up flood groups, where they are wanted, and to develop and test local flood plans”, we will write to the Executive Member for Internal Governance & the Service Director (Strategy & Governance) to request that a response to Mrs Saunderson’s email be provided to her and a copy sent to this Council.”

122. Members’ Questions and Petitions

Question received from Tony Vickers:

“A piece of former MOD land adjacent to Roebuts Close and Ladybirds pre-school, of which this Council owns much of the access road and adjacent grassed areas, is becoming an eyesore and attracting anti-social behaviour, according to the deputy manager of Ladybirds whom I met there last week. But it also has potential to be an asset to the pre-school and/or a site for development. Would the Chairman agree that, using its Power of General Competence, this Council ought to investigate the ownership of the various garages and their approaches, consider adding it to the list of Section 215 sites and also commissioning a study of what might be done to improve the area through development, possibly with the Council as Applicant?”

Response from the Chairperson:

“Thank you for this question. Regarding any building or lands that are considered detrimental or injurious to the amenity of the area, I would encourage all members to bring suggestions forward for discussion at the

quarterly Section 215 Planning & Highways item. As we have such an item on today's agenda, I would encourage Councillor Vickers to propose this land be on the list at that time.

Relating to the investigation of the ownership of the land, with the potential of the council looking to develop the area, this is a matter for the Community Services Committee, and I have forwarded this question onto the Community Services Manager for their consideration."

Proposed: Councillor Nigel Foot

Seconded: Councillor Phil Barnett

Resolved: To vary the order of business on the ground of urgency to hold the 'Presentation: Development Proposals for Land East of Newbury College' and 'Presentation: Redevelopment Proposal of Newbury House, Andover Road' items first.

123. Presentation: Development Proposals for Land East of Newbury College

The Committee received a presentation from Feltham Properties Ltd and the Greenham Trust on the Development proposals for the land east of Newbury College.

Key information included:

- The developers consulted over 4,500 homes in Newbury College area about the proposals.
- Out of the 316 responses, about half support the proposals.
- The development will look to contain an Electrical Vehicle (EV) point, Aldi, residential area, care home, and hospice.
- The residential area is targeted to be carbon neutral.
- The Greenham Trust would be the landowners for the Aldi store and therefore the profits from the rent would be invested back into the community.
- The Councillors expressed interest in the provision of toilet facilities at the EV point and the hope that a hospice would be included in the full planning application.

124. Presentation: Redevelopment Proposal of Newbury House, Andover Road

The Committee received a presentation from Sovereign Housing on the proposed redevelopment of Newbury House, Andover Road.

Key information included:

- The full planning application is due to be submitted in the near future.
- Turns 10 properties into 14, with 71% being affordable housing.
- Targeting carbon neutral.
- Parking & traffic caused by the development was raised as concerns during the public consultation.
- The plans are to retain the trees present on the site.
- Current residents are being rehoused and supported to move but not forced to leave.

125. Schedule of Planning Applications

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

126. Updates on Section 215 of the Town and Country Planning Acts

126.1 The Committee noted the progress on the current items and requested a follow-up on the following items:

- On the Newbury Railway station, item 3, it should be amended as the land is under the ownership of Network Rail not Great Western.
- On the bins on Wharf Street, item 4, it was requested that the Council write to the BID to request that names be put on the bins.
- On former banjo cycle (40 Bartholomew Street), item 6, DSO to pass the update onto the Heritage Working Group for their information.
- On the former Strada unit, item 9, it was requested to write to the BID to keep us informed about development.

126.2 It was agreed to add the land adjacent to Roebuts Close and Ladybirds pre-school to the Section 215 list.

127. Update on Newbury's Neighbourhood Development Plan

An update on Newbury's Neighbourhood Development Plan was received and noted by members.

The NDP Steering Group meeting is scheduled for the 20th of December at 7:30pm/19:30 and held via zoom.

128. Update from the Heritage Working Group

An update from the HWG was received and noted by members.
Members praised the HWG for providing such a comprehensive report and thanked them for their hard work.

129. Update from the Town Centre Working Group

An update from the TCWG was received and noted by members.
It was requested that the DSO write to WBC to ask about when the date of the Town Centre Vision will be published.

130. Update from the Sandleford Joint Working Group

An update from the SJWG was received and noted by members.

131. Update from The Western Area Planning Committee

An update from the WAP Committee was received and noted by members.

Proposed: Councillor Tony Vickers

Seconded: Councillor Phil Barnett

Resolved: That Councillor Vaughan Miller be approved as NTCs representative for the site visit for the Monks Lane Sports Hub application [21/02173/COMIND](#), for ‘... a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m² of internal floor space of use class F2(B)’, at 8:00am on the 9th of December 2021, and that they put NTC’s comments on this application to the relevant WAP Committee meeting.

132. Newbury Community Football Ground

An update on the NCFG was received and noted by members.

133. Forward Work Programme for Planning & Highways Committee

No further items were added to the Forward Work Programme.

There being no other business, the Chairperson declared the meeting closed at 21:50 hrs.

Signed: _____
Chairperson

Date: _____

Planning and Highways Committee Meeting
Schedule of Planning Applications
06/12/2021

| Running Order | Resolutions | Ward | Application Number | Location and Applicant | Proposal |
|---------------|--|-------------------|---|---|---|
| 1. | <p>Objection based on the lack of community centre (including the health and wellbeing centre) in Phase 1 of the development, that this is an overdevelopment of the site, the external noise pollution caused by the A34, potential poor air quality from the A34, and that this is a development in a flood plain.</p> <p>In addition, this site should conform to carbon neutrality.</p> <p>If the Planning Authority are minded to approve the application, it should be approve subject to inclusion of</p> | Adjacent District | <p>B&D Reference: 21/03394/OUT</p> <p>WBC Reference: 21/02967/OOD</p> | Land At Watermill Bridge, Andover Road, Wash Water, Hampshire, for Bewley Homes | Hybrid application for mixed use community comprising Outline application for up to 350 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 |

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| | <p>the community centre in phase 1 of the development.</p> <p>Proposed: Cllr Vaughan Miller Seconded: Cllr Roger Hunneman Resolved: That Councillor David Marsh (with Cllr Nigel Foot as a substitute) represent NTC's views when this comes to Committee.</p> | | | | <p>open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road</p> |
| 2. | No objection subject to highways comments on parking. | Clay Hill | 21/02806/HOUSE | 11 Regnum Drive, Shaw, Newbury, RG14 2HF, for Mr & Mrs Bolam | Proposed two-storey side and rear extension. |
| 3. | No objection. | Clay Hill | 21/02879/ADV | London Road Retail Park, London Road, Newbury, RG14 2BP, for Lidl Great Britain Ltd | 1 x freestanding flag style sign. 2 x Lidl fascia signs. 3 x large wall-mounted billboards. 1 x freestanding poster display unit. |
| 4. | No objection. | Clay Hill | 21/02777/FUL | Units A7 and A9, Faraday Road, Newbury, RG14 2AD, for Sterling Garage | Change of use from Car Rental back to B2 for the servicing and repair of motor vehicles on Unit A9 only. |
| 5. | No objection. | Clay Hill | 21/02525/HOUSE | 37 Regnum Drive, Shaw, Newbury, | Rear extension and associated alterations. |

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| | | | | RG14 2HF, for Mr & Mrs Hillier | Amended: Extension reduced to single storey Previous NTC Comment: No objection subject to Highways. |
| 6. | No objection. | Clay Hill | 21/02929/ADV | Units A7 and A9, Faraday Road, Newbury, RG14 2AD, for Sterling Garage | Replace existing car rental signage with new tenant brand signage. |
| 7. | No objection subject to an adequate provision of storage for waste and recyclable materials and that adequate surface water drainage and sewage facilities be provided. | Clay Hill | 21/02937/FUL | 35 One Stop, 35-37 Avon Way, Newbury, RG14 2PF, for One Stop Stores Limited | The installation of new and enlarged rear storage unit to receive deliveries. |
| 8. | We support this application. | Clay Hill | 21/02334/LBC2 | 63 Shaw Road, Newbury, RG14 1HG, for Mr N King and Miss S Watkin | Remedial works to support the existing floor timbers and remove the decayed sections i.e. mainly timber wall plates and replace with brick and damp proof course. In addition to these works, the installation of air bricks to the front and rear walls is proposed to improve the sub-floor ventilation. |
| 9. | No objection. | East Fields | 21/03014/HOUSE | 35 Abbots Road, Newbury, RG14 | Proposed dormer extension with 3Nr rooflights. |

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| | | | | 7QW, for Mr & Mrs Riddex & Chandler | |
| 10. | No objection. | Speenhamland | 21/02901/HOUSE | 42 Brummell Road, Speen, Newbury, RG14 1TL, for L. Nurse | Single-storey extension. |
| 11. | No objection. | Wash Common | 21/02785/HOUSE | 81 Conifer Crest, Newbury, RG14 6RR, for Mr P. Stanley | Replacing a rooflight to the east roof slope of the existing house with a dormer with side windows to avoid overlooking. |
| 12. | No objection. | Wash Common | 21/02903/HOUSE | 327 Andover Road, Newbury, RG20 0LN, for Mr S. Volkins | Section 73 - Variation of conditions 2 'approved plans' and 3 'materials as specified' of approved application 21/00386/HOUSE: New single-storey side extension to existing dwelling house to create a new side entrance with mud-room, and interior stair to an existing basement. |
| 13. | No objection. | Wash Common | 21/02910/HOUSE | 4 Ladwell Close, Newbury, RG14 6PJ, for Mr & Mrs Edwards | Rear extension, alterations and dormer to front. |
| 14. | No objection. | Wash Common | 21/02942/HOUSE | 5 Heyward Gardens, Newbury, RG14 6AQ, for Mr & Mrs Mc Curtin | Section 73: Variation of Condition 2 (Approved Plans) of previously approved application (21/01571/HOUSE): Extension of |

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| | | | | | existing kitchen dining area and conversion of existing garage to bicycle/BBQ store and utility room. |
| 15. | No objection subject to environmental health. | West Fields | 21/02935/FUL | G36 Parkway Shopping Centre, Road Known as Middle Street, Newbury, RG14 1AY, for Lumber Distillers Ltd | Change of use, to use existing shop as a bar & restaurant and gin distillery. |
| 16. | We support this application. | West Fields | 21/02938/FUL & 21/02939/LBC2 | 39 Cheap Street, Newbury, RG14 5BS, for Royal Mail Group | External and Internal works to reconfigure the site including closing up access and increase of parking. |

**Planning and Highways Committee Meeting
Schedule of Planning Applications
05/01/2021**

| Running Order | Resolutions | Ward | Application Number | Location and Applicant | Proposal |
|---------------|-------------|-------------|--|--|--|
| 1. | | Clay Hill | 21/02896/FULEXT | Emerald House, Newbury Business Park, London Road, Newbury, RG14 2PZ, for Mountley Ltd | Increase the height of the building and replacement mansard roof to include provision for a new third floor of residential accommodation (16 units), provision of dormer windows on second floor, and scheme of external design treatment to facilitate works. |
| 2. | | Clay Hill | 21/03054/HOUSE & 21/03055/LBC2 | 37 Shaw Road, Newbury, RG14 1HG, for Mr & Mrs Timblich and Lange | Proposed external addition of gable window and window alterations with internal alterations and new entrance door. |
| 3. | | Clay Hill | 21/03049/FUL | West Berkshire Community Hospital, Rookes Way, Thatcham, RG18 3AS, for InHealth | Erection of an MRI and PET-CT Scanning Facility, hardstanding, landscaping and Car Parking. |
| 4. | | Clay Hill | 21/02991/FUL | 11 Pindar Place, Newbury, RG14 2RR, for Mr & Mrs Fox | Erect a 2 metre high wooden fence and change use of land from verge to garden curtilage. |
| 5. | | East Fields | 21/03000/HOUSE | 17 Priory Road, Newbury, RG14 7QS, for Mr J. Pettman | Retrospective application for erection of raised garden decking enclosure. |

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| 6. | | East Fields | 21/03024/FULEXT | Former Newbury Magistrates Court and No. 20 Mill Lane, Newbury, RG14 5QU, for Palady Homes and Homes and Communities Agency | Erection of 28 no. 1 and 2 bedroom apartments, together with car parking, an ecological enhancement zone, landscaping and associated works. |
| 7. | | East Fields | 21/03052/HOUSE | 1 Friars Road, Newbury, RG14 7QU, for Mr & Mrs Fernandez | Hip to gable first floor extensions, first floor conversion and the insertion of new ground floor windows and doors and rendering of the dwelling. |
| 8. | | Speenhamland | 21/02958/HOUSE | 14 Grove Road, Newbury, RG14 1UH, for Mr J. McCarthy | Part retrospective self-build 'garden room' outbuilding, at the bottom of the garden behind the main property. The building is divided internally to include a 6m square storage/shed area at one end and a 20m square studio/gym/working/bar area for incidental use at the other end. Both areas are served by different entrance doors - a wooden door for the storage area and a bi-fold glass doors for the studio area. |
| 9. | | Speenhamland | 21/03123/HOUSE | 42 Maple Crescent, Newbury, RG14 1LR, for Mr & Mrs Taylor | Two Storey Side Extension. |
| 10. | | Speenhamland | 21/03144/FUL | The Pilgrims Guest House, 33 Oxford Road, Newbury, RG14 1XB, for Mr K. Jeshua | Change of use from C1 to C2 without changing the structure of the building. |

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| 11. | | Wash Common | 21/03032/HOUSE | Fairfield, Garden Close Lane, Newbury, RG14 6PP, for Mrs Fleming | Partial demolition of garage. Two-storey extensions to front and side over garage. Single storey extension to rear and alterations. |
| 12. | | Wash Common | 21/03099/HOUSE | 42 Wendan Road, Newbury, RG14 7AF, for Mr R. Russell | Section 73a: Variation of Condition 2 (Approved Drawings) of previously approved application 18/02305/HOUSE : First floor extension over existing garage at the front. Single storey and double storey extension to rear. |
| 13. | | Wash Common | 21/03077/HOUSE | 7 Bartlemy Close, Newbury, RG14 6LE, for Mr & Mrs Clinton | Single storey rear extension, internal alterations & alterations to external works. |
| 14. | | Wash Common | 21/03087/HOUSE | 4 Willowmead Close, Newbury, RG14 6RW, for Mr & Mrs D. Turner | Two storey side/rear extension, single storey rear extension and external works. |
| 15. | | West Fields | 21/02953/FUL | 1 and 3 Kennet Road, Newbury, RG14 5JA, for Four Acre Investments | Retention of an existing timber building for ancillary storage use. |
| 16. | | West Fields | 21/03076/FU,L | Newbury Delivery Office, 39 Cheap Street, Newbury, RG14 5BS, for Royal Mail Group | Internal and external reconfigurations and refurbishments to the site. New external signage, change of use from Class E to Sui Generis and increase of the staff fleet vehicle parking spaces. |

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 5th of January 2022.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officers report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Decisions (if any)
10. Neighbourhood Development Plan – Update (if any)
11. The Western Area Planning Committee – Update
12. Sandleford Park Joint Working Group – Update
13. Newbury Community Football Ground – Update

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| To be confirmed | Follow-up discussion on footpath recommendations. |
| | Paths that have Cycle ban signs to be reviewed. |
| | Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it. |
| | Property of the Essex Wynter Trust at Argyle Road, Newbury. |
| P&H January 24 th | Presentation: Licencing Information and Requirement from WBC |
| June/September/December/March (Quarterly) | Updates on Section 215 of the Town and Country Planning Acts. Updates on ongoing items. |
| Each November | Review of KPI's for Planning and Highways Committee Send Budget and Strategy proposals to RFO |