

**Minutes of a meeting of the Planning and Highways Committee held at 7:30 pm on Monday 11<sup>th</sup> September 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury.**

**Present:** Councillors Jo Day, Billy Drummond, Nigel Foot, Jayne French-Drayton, David Harman (Vice-Chairperson), Ian Jee, Roger Hunneman, Sarah Slack, David Marsh, and Tony Vickers.

Cllr Andy Moore attended via Zoom.

**In Attendance**

Kym Heasman (Corporate Services Officer) and Margaret Gore (Senior Accounts Officer).

**46. Apologies**

Apologies received from Councillors Phil Barnett, Vera Barnett, Sam Dibas, Vaughan Miller, and Andy Moore.

**47. Declarations of Interest and Dispensations**

The Corporate Services Officer declared that Councillors Billy Drummond, Nigel Foot, David Marsh 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.

**48. Minutes of the Meeting of the Planning and Highways Committee held on Monday 17<sup>th</sup> July 2023**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Janyne French-Drayton

**Resolved:** That the minutes of the meeting held on 14<sup>th</sup> August 2023, be approved and signed by the Chairperson.

**49. Actions from previous meetings**

- a) All the consultation responses sent to the Planning authority.
- b) Motion re pedestrianisation: response received from WBC:

“I can confirm that Newbury Town Council will be included as early as possible in the consultation process with regards any proposed alteration to the pedestrianised timings in the town centre.”

- c) Bloor Homes presentation: invited to Committee, hope to make either October or November meeting.

**50. Questions from members of the public**

There were no questions or petitions from members of the public.

**51. Members' Questions and Petitions**

There were no questions or petitions from members of the public.

**52. Schedule of Planning Applications**

Resolved that the responses recorded at Appendix 1.2 to these minutes be submitted to the Planning Authority.

**53. Schedule of Prior Approval Applications**

Resolved that the responses recorded at Appendix 1.3 to these minutes be submitted to the Planning Authority.

**54. Planning Appeals**

The meeting noted that the Appeals by Lochailort Newbury Ltd against the decisions to refuse planning permission for redevelopment of The Kennet Centre, Newbury (Applications reference 21/00379 and 21/00380) had been withdrawn.

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

There were no applications for the parish of Newbury to report.

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

Add the following items for the Committee meeting on 6<sup>th</sup> November 2023:

a) To note that Sharon Bayne, Director of Blackwood Bayne Ltd will make a presentation to this committee regarding West Berkshire Rights of Way Improvement Plan (ROWIP).

**There being no other business, the Chairperson declared the meeting closed at 9.39 pm**

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

Chairman

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

**Planning and Highways Committee Meeting  
Resolutions of Scheduled Planning Applications  
11/09/2023**

| Running Order | Application Number                                     | Location and Applicant  | Proposal  | NTC Response  |
|---------------|--|---|---|---|
| 1.            | <a href="#">23/00688/HOUSE</a><br><b>AMENDED PLANS</b> | 21 Kiln Road, Newbury for Mr & Mrs Curtis                           | Demolition of existing single-story garage; new garage with storage space above; and enlarged car parking area for 3 cars by extending parking area with gabion basket type retaining wall to western boundary.<br><br><b>AMENDED:</b> The remaining dormer has been removed from the proposed garage and rooflights are added. | Objection/comment:<br>concerns have been raised regarding surface water drainage (SUDS).<br>Regarding gabion basket type retaining wall to western boundary, concerns also raised about the possibility of subsidence considering the location at the top of a steep slope.   |
| 2.            | <a href="#">23/01845/LBC</a>                           | 49 Shaw Road, Newbury for Dr Henry Kennedy                          | Installing a period-correct fanlight window above the front door of the property.   | No objection  |
| 3.            | <a href="#">23/01904/FULMAJ</a>                        | Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse | Detailed application for the construction of an irrigation reservoir, fencing and ancillary works.  | No objection/comment:<br>It was requested that consideration be given to the Archaeology of this site as it was known to be a WWII Depot  |
| 4.            | <a href="#">23/02036/FUL</a>                           | 10 Speen Lane, Newbury for Mr J Murry                               | Proposed extensions and alterations to dwelling, new access and change of use from C3 Dwellinghouse to Sui Generis HMO shared house.  | Objection/comment: Application is inappropriate, HMO is out of character in the area and an overdevelopment.<br>The orientation of the building (entrance at the rear) is totally opposite to other properties in the village.<br>It was suggested that there is a "single dwelling covenant" for this area.<br>Number of parking spaces is not only out of character but would also be inadequate for the number of persons that could be living in the property.<br>Additional traffic generation is a concern.<br>Concern that there seems to be various omissions & inaccuracies on the application form.<br>Members strongly objection to the application being retrospective. The applicant has commenced work to |

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|    |                                 |   |   | <p>site before the application was submitted such as the removal of greenery.</p> <p>Concern that trees on the site might be covered with TPO's.</p>   |
| 5. | <a href="#">23/01585/OUTMAJ</a> | Sandleford Park West, New Warren Farm, Warren Road Newbury for Donnington New Homes | <p>Outline application for the phased delivery of up to 360 dwellings; demolition of Warren House and other buildings; widening of Warren Road to provide access through to Andover Road to the west; emergency access via Kendrick Road; provision of open space; drainage, walking, cycling, green and other associated infrastructure, including 40% affordable housing provision. All matters to be reserved except for access.</p> | <p>Objection/comment:</p> <p>The sole proposed access point to the site, Warren Road, runs alongside Park House School, is opposite a day nursery and is less than 30 metres from Falkland primary school. It is also next to one church, and opposite another. A Sainsbury's filling station and supermarket and the main entrance to Park House are close by.</p> <p>This generates a lot of daily activity involving hundreds of children, and a large amount of traffic, particularly at pick-up and drop-off times.</p> <p>There are already long queues of cars along Andover Road at these periods, from the Monks Lane junction to the north, to Gorselands to the south. The road network is already stretched to capacity. It beggars belief that the extra traffic generated by this development would not make the problem worse, during both construction of the site and beyond.</p> <p>The huge increase in traffic will generate pollution which in the committee's view represents a risk to the health and wellbeing of children. It will make local roads less safe. Kendrick Road is not fit for purpose as an emergency access route.</p> <p>Even the inspector at the Bloor Homes appeal said that Warren Road was unsuitable.</p> |
| 6. | <a href="#">23/01886/FUL</a>    | Park House School, Andover Road, Newbury for Greenshaw Learning Trust               | <p>Installation of new air source heat pumps with 3 timber hit'n'miss enclosures.</p>   | <p>Support subject to the Environment Officer positive report especially in conjunction with the noise created by the position of Pump 1 on the plans</p>  |

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| 7. | <a href="#">23/01666/FULMAJ</a> | 17 Bartholomew Street,<br>Newbury for Eden Retirement                                       | Erection of a part four and part five storey<br>68 bed care home (class c2) with access<br>and parking provisions (existing office<br>building to be demolished). | No objection   |
| 8. | <a href="#">23/01768/LBC</a>    | 33 - 34 Cheap Street, Newbury<br>for Trustees of John Maxwell<br>Penn (deceased) Will Trust | Retention of unauthorised works:<br>Replacement of roof tiles   | Objection/comment: concern was raised at yet<br>another "Retrospective" application in the centre of a<br>conservation area.<br>Members are not happy with the fact that the<br>applicant neglect to re-use any salvageable original<br>tiles alongside similar modern tile<br>It is requested that the Enforcement Officer investigate<br>this. |

**Application for Prior Approval  
Resolutions of Scheduled Prior Approval Planning Applications  
11/09/2023**

| <b>Running Order</b> | <b>Application Number</b>       | <b>Location and Applicant</b>                       | <b>Proposal</b>  | <b>NTC Response</b>  |
|----------------------|---------------------------------|---|--|--|
| 1                    | <a href="#">23/02014/PACOU</a>  | 6 Market Place Newbury for Market Place Newbury Ltd | Application to determine if prior approval is required for a proposed change of use of ground floor from shop (Class E) to residential dwellings (Class C3). Conversion to create 3 dwelling units.        | Objection/comment: Prior approval should be required; this application is on the corner of prime retail area of the town centre. |
| 2.                   | <a href="#">23/01842/PASSHE</a> | 267 Andover Road Newbury for Mr & Mrs N Norwell     | Application to determine if prior approval is required for a proposed: Larger Home Extension. Proposed conservatory replacement. Dimensions 4.6m from rear wall, 3.85m maximum height, 2.66m eaves height. | Objection/comment: Prior approval should be required.  |