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

**held by Virtual Meeting on Zoom**

**08/03/2021.**

**Present**

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

**185. In Attendance**

Darius Zarazel, Democratic Services Officer

**186. Apologies**

There were none.

**187. Declarations of interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, 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."

Councillor RogerHunneman, on item 10 of Appendix 1, does live near to the property but will partake in the discussion and also vote.

**188. Minutes**

On the Newbury Community Football Ground item (item 183.) add to the following wording to the resolution: “either where the ground is located now or elsewhere in the LRIE, or elsewhere in the Newbury Settlement Area, as long as all the criteria mentioned above are satisfied”.

On the declaration of interest and dispensation, Jo Day, on item 6 of Appendix 2, does know the property but not the owners, and the location is far enough away so as to be able to vote.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Billy Drummond

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 15/02/2021, be approved, as amended, and signed by the Chairperson.

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

A) That the name of the new street which will serve Highwood Copse Primary school will be called ‘Highwood Copse Way’.

B) NTC has received Rule 6 status in the Sandleford Appeal. Regarding the request to delay the inquiry due to the COCID-19 restrictions, the Planning Inspectorate confirmed there will be no delay or postponing.

C) Peter Burroughs (of University College London Hospitals, Essex Wynter Estate) has confirmed he is in discussion with the design team and has said he will get back to us about which meeting he can attend.

D) Update on Section 215 Orders:

* On 40 Bartholomew Street (former Banjo Cycles): Both the Planning Enforcement and Conservation officers are in regular contact with the owner of the land and WBC have set out what works are required to ameliorate the current unacceptable state of the building which is considered to be detrimental to the visual amenity of the area. They are hopeful that via negotiation the owner will be complying by implementing the agreed works within a reasonable period of time. As this is an on-going Planning Enforcement investigation any further information is confidential.
* Sent a message to the ownership of the Strada building in the Market Place, Quintons, but have not yet received any response.

Forward email from WBC officer about 40 Bartholomew Street to Councillor Nigel Foot.

**190. Questions and Petitions from Members of the Public**

There were none.

**191. Members’ Questions and Petitions**

There were none.

**192. Presentation on the Great Christmas Carnival Event at Newbury Racecourse**

Information presented by Newbury Racecourse, Grassroots Planning, and Underbelly, was received and noted by members.

Key information included:

The Christmas event will coincide with four race days. On these days the Christmas event will be limited to visitors of the race meeting on that day.

All local residents to the racecourse have been notified, they have received mostly supportive comments.

The planning application is accompanied by a noise impact assessment. There will be a constraint on amplified music on site and decibel limits. That limit will be based off their existing allowance provided for in their licence.

Several Councillors mentioned the racecourse could operate shuttle buses to and from the venue to Newbury Town Centre. This point was noted by the representatives and it was mentioned that the Racecourse already operates shuttle buses on race days.

**193. Schedule of Planning Applications**

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

**194. Schedule of Licencing Applications**

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

**195. Proposal to list 6 Northbrook Street**

Information presented by Anthony Pick, Chairman of the Heritage Working Group, on the listing of 6 Northbrook Street was received and noted by members.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** ThattheCouncil apply to Historic England to list 6 Northbrook Street.

**196. Appeal: Town and Country Planning Act 1990. Application No: 20/02212/HOUSE for Proposed: Loft conversion**

The information was received and noted by members.

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

An update was received by the members.

Councillor Hunneman will attend the Inquiry and Councillor David Marsh will be the substitute.

**Proposed:** Councillor Beck

**Seconded:** Councillor Miller

**Resolved:** ThatNTC and GPC produce a Joint Statement of Case.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jeff Beck

**Resolved:** ThattheCouncil delegate the Statement of Case to the Democratic Services Officer (DSO) after consultation with the chair of the Sandleford Joint Working Group and the Planning & Highways Committee.

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

An update was received by the members.

**199. Town Centre Working Group Update**

An update was received by the members.

A meeting will convene when the full details of the Masterplan Survey are available to discuss.

**200. Motion by Councillor David Marsh**

Councillor David Marsh spoke on his motion about extending the traffic free period till midnight, the issuing of prompt permits, extending these measures through the summer period, surveying these measures with the public, and ensuring that the Town Centre Master Plan is in line with NTCs strategic objectives – including the year-round pedestrianisation of the Market Place.

It was put forward that in pedestrianised areas there could be a uniform design and aesthetic to the area, such as chairs and tables.

Councillor Tony Vickers to raise this with WBC Highways Officer.

Councillor Andy Moore to put a question to the Highways to ask about this.

**Proposed:** Councillor David Marsh

**Seconded:** Councillor Andy Moore

**Resolved:** ThattheCouncil adopt the motion and send the request to WBC.

**201. Newbury Community Football Ground**

An update was received by the members.

Community football ground on Faraday Road was featured on the BBC.

A Webinar is being held on the 16th of March at 5:00 pm about the consultation on the Football ground at Newbury Rugby Club.

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

It was agreed to add the following items to the agenda for Monday 8th March 2021:

* Add ongoing items to the quarterly update section.
* Follow up with Peter Burroughs (from the University College London Hospital NHS Foundation Trust to discuss the Property of the Essex Wynter trust at Argyle road).

**There being no other business the chairperson declared the meeting closed at 21:25 hrs**

**Chairperson**

**APPENDIX 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications 08/03/2021**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No Objection. | East Fields | [21/00244/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00244/FUL) | Unit 3 and 4 Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Alterations to rear elevations of Units 3 + 4 plus side elevation of Unit 3. |
| 2. | No Objection. | East Fields | [21/00279/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00279/HOUSE) | 23 Queens Road, Newbury, RG14 7NH, for Mr A Cribb | Two storey side and single storey rear extension. |
| 3. | Objection: based on the impact that the extension would have on the neighbouring property, including it overshadowing and overbearing the neighbour. Construction access also raises concerns. | East Fields | [21/00407/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00407/HOUSE) | 76 Kings Road, Newbury, RG14 5RG, for Mr A Lawrence | Single story rear extension. |
| 4. | No Objection. | East Fields | [21/00355/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00355/HOUSE) | 1 Wallis Gardens, Newbury, RG14 7SF, for Mr and Mrs Powell | Single Storey Extension. |
| 5. | No Objection. | East Fields | [21/00446/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00446/HOUSE) | 86 Newtown Road, Newbury, RG14 7BT, for Mr & Mrs Hannington | Garage extension, double storey rear extension & front porch replacement. |
| 6. | No Objection subject to approval of highways. | Speenhamland | [21/00277/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00277/HOUSE) | 44 Donnington Square, Newbury, RG14 1PP, for C Roberts and L Newton-Terry | Single storey and two storey extensions including attached annex and alterations. |
| 7. | No Objection. | Speenhamland | [21/00305/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00305/FUL) | 24 – 32 London Road, Newbury, RG14 1JX, for Bucklebury Developments Ltd | External alterations to building including the removal of one door and installation of replacement window at ground floor. |
| 8. | No Objection. | Wash common | [21/00342/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00342/HOUSE) | 17 Montgomery Road, Newbury, RG14 6HT, for Mr & Mrs Kelly | Side, front and rear single storey extension. |
| 9. | No Objection. | Wash Common | [21/00411/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00411/HOUSE) | Kingsley House, Round End, Newbury, RG14 6PL, for Mr & Mrs Clarke | Utility link extension and garage conversion to ancillary use. |
| 10. | No Objection, subject to the recommendation that there is privacy glass used on the landing window. | Wash Common | [21/00428/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00428/HOUSE) | 41 Monks Lane, Newbury, RG14 7HE, for Mr & Mrs Cowan | Side Extension. |
| 11. | No Objection. | West Fields | [21/00278/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00278/FUL) | Newbury House, 20 Kings Road West, Newbury, RG14 5XR, for Amberjack | Installation of 9 external louvres for an air cleaning system mounted within the existing window frames. Installation of a new air conditioning condensing unit  mounted in the existing roof plant area replacing an existing nosier and less efficient air conditioning condensing unit. |
| 12. | No Objection. | West Fields | [21/00288/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00288/FULD) | 2A The Arcade, Newbury, RG14 5AD, for KAS(Newbury) Ltd. t/a Duo Hair & Beauty | Change of use of the 1st floor from Class E Shop to Class C3 dwelling house. (1 bedroom flat). This is a reversal of the previous application 12/01704/Ful which was from a C3 dwelling to A1 shop. |
| 13. | No Comment. | West Fields | [21/00025/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00025/FUL) | Telecom Cabinet, 1 Station Road, Newbury, RG14 7AB, for Clear Channel UK Ltd | To install a 3 bay bus shelter with a double sided paper advertising panel on the departure end. |
| 14. | No Comment. | West Fields | [21/00024/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00024/ADV) | Telecom Cabinet, 1 Station Road, Newbury, RG14 7LQ, for Clear Channel UK Ltd | To install a 3 bay bus shelter with a double sided paper advertising panel on the departure end. |

**Planning and Highways Committee Meeting APPENDIX 2**

**Monday 8th March 2021**

**Schedule of Licensing Applications**

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| --- | --- | --- | --- |
| **Resolutions** | **Licence** | **Applicant(S)** | **Premises** |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – Variation  Ref: **21/00089/LSA** | Applicant: Mr Mehmet Caner  Location: The Wharf carpark, Newbury, Berkshire, RG14 5AS | **Proposal**:  Extension of trading hours (Kebab Van):  Monday – Sunday 16:00Hrs to 04:00Hrs. |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – New  Ref: 21/00097/LQN | Applicant: Lidl Great Britain Limited  Location: London Road Retail Park, Newbury, RG14 2BP | **Proposal**:  Retail Sale of Alcohol Monday to Sunday 07:00 – 23:00 |