

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting  
on Zoom Monday 14<sup>th</sup> September 2020 at 7.00 pm.**

**Present**

Councillors Jeff Beck; Martin Colston (Substitute); Billy Drummond;  
Nigel Foot; Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller;  
Gary Norman (Chairperson) & Tony Vickers

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**74. Apologies**

Councillor Andy More (Councillor Martin Colston substituted)

Absent: Councillor Phil Barnett

**75. Declarations of interest**

The Chief Executive Officer declared that Councillors Jeff Beck, Billy Drummond, 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.

The Chief Executive Officer made the following statement on behalf of Councillor Tony Vickers who is a Member of West Berkshire Council Planning Committee and Jeff Beck who is a 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."

In considering the following application, Councillor Nigel Foot declared that he had a personal interest and took no part in the vote: **20/01228/HOUSE**

In considering the following application, Councillor Tony Vickers declared that he had been Lobbied: **20/01897/HOUSE**

**76. Minutes**

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 26<sup>th</sup> August 2020, be approved, and signed by the Chairperson.

**77. Questions and petitions from members of the public**

There were no questions from members of the public.

**78. Members' questions and petitions**

Question received from Councillor Nigel Foot:

*"Would the Chief Executive Officer ask WBDC Highways about the potholes and poor state of the road surface in Station Road, Newbury? A resident from Ashridge Court in my Ward has mentioned the poor state of the road surface and the encroachment of bushes onto the space of the footpath."*

The Chairperson responded with the following answer:

*The Chief Executive Office will write to West Berkshire Council as requested"*

Supplementary question received from Council Nigel Foot:

*"Will this council write to WBC thanking them for the pedestrianisation of Station Road and the improvement that it has made to the parents and students attending school at St Nicholas School"*

The Chairperson responded with the following answer:

*"We can add this to the Forward work programme for consideration at the next meeting."*

Question received from Councillor Roger Hunneman:

*"The partial resurfacing of Monks Lane appears to be finished but stretches of road between the resurfaced areas are still in poor condition and remain surfaced with the old cracked noisy, asphalt. Local residents feel strongly that this penny-pinching piecemeal resurfacing of what is a busy route will be a false economy both in terms of eventual cost and further disruption to road users. Can this committee make enquiries as to whether further works remain to be done and if not, make representations to West Berkshire Council that the road should be resurfaced in its entirety? "*

The Chairperson responded with the following answer:

*"The Council will ask WBC if further works remain to be done and request that the road should be resurfaced in its entirety."*

There were 2 questions received from Councillor Phil Barnett:

but as he was unable to make the meeting, the Chairman said that the Council would send a written response

**79. Schedule of planning applications**

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

In considering the following application, Councillor Jeff Beck abstained in the vote:  
**20/02007/HOUSE**

**80. Schedule of prior approval applications**

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

**81. Schedule of planning decisions**

Information was received and noted by the committee.

**82. Notice of Motion received from Councillors Gary Norman and Martin Colston**

Members noted and agreed the motion put forward from Councillor Marin Colston:

1. West Berkshire Council (WBC) is planning to develop a new vision for Newbury: Newbury Vision 2036
2. Newbury Town Council (NTC) has an overall mission for the town: Making Newbury a Town we can all be Proud Of. Any long-term plans for changes to Newbury will impact on our mission
3. The NTC strategy is clear about our approach regarding the development of the WBC Newbury Vision 2036:
  - a. Lobby WBC to ensure NTC is represented on the core project team for the development of the new Newbury Vision 2036
  - b. Ensure the Newbury Town Plan 2019-2036 and the views of our residents form a central part of the input to any consultation on the new Newbury
4. NTC is the elected body closest to the residents of the parish of Newbury and the one with 100% focus on Newbury and is therefore a key stakeholder in any new vision for the town.

**Proposed:** Councillor Martin Colston

**Seconded:** Councillor Jeff Beck

**Resolved:** That this Council requests that WBC includes a representative of NTC on the core project team for the development of the new Newbury Vision 2036 to ensure that:

1. the Vision can benefit from our knowledge and passion for our town
2. the Vision has the full buy-in of NTC which will then work to implement aspects within our remit

**83. Update from the Western Area Planning Committee**

Information was received and noted by the committee.

**84. London Road Industrial Estate- draft development brief**

Members felt more time was needed to decide on the LRIE response to West Berkshire Council and requested it be added to agenda of the next Scheduled Committee Meeting of Planning & Highways.

**85. Newbury football Club**

Information was received and noted by the committee. The Committee asked that the CEO request a copy of the recent SSL report from WBC.

**86. Forward work programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following items to the agenda for the next meeting:

- A vote of thanks to west Berkshire council for the pedestrianisation of Station Road.
- London Road Industrial Estate- draft development brief response to West Berkshire Council.

It was agreed that the following item on the forward work programme:

- "Planning for the Future"- Government White Paper to be put back to the Planning & Highways Meeting scheduled 26<sup>th</sup> October 2020.

**There being no other business the chairperson declared the meeting closed at 21.12 hrs**

**Chairperson**

**Planning & Highways Committee Meeting 3<sup>rd</sup> August 2020**

**Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	Objection on grounds of lack of clarity on the final use on the information submitted, lack of parking, members also agree with Environmental health.	<a href="#">20/01907/FUL</a>	18 Riverpark Industrial Estate Ampere Road Newbury for Mr Zak Elliot	Change of use from Industrial Unit to Gym
2	No Objection	<a href="#">20/01957/HOUSE</a>	51 Cromwell Road Newbury for Mr Anns	Demolition of single storey garage and replaced with single and two storey extension
3	Support	<a href="#">20/01966/COMIND</a>	Newbury Football Club, Faraday Road, Newbury for Newbury Community Football Group.	Renewal and expansion of the existing football pitch.
4	No objection provided the Highways comments are taken into consideration.	<a href="#">20/01964/FUL</a>	Unit 4, Newbury Retail Park, Pinchington Lane, Newbury for F & C Commercial Property Holdings Ltd	Proposed works to front elevation.
5	No objection	<a href="#">20/01990/FUL</a>	Unit 7, Newbury Retail Park, Pinchington Lane, Newbury for F & C Commercial Property Holdings Ltd	Proposed works to front elevation.
6	No Objection	<a href="#">20/02007/HOUSE</a>	1 Friars Road Newbury for Mr & Mrs J Fernandez	Remove remaining timber fence and construct brick boundary wall.
7	No Objection	<a href="#">20/01919/HOUSE</a>	18 Abbots Road Newbury for Mr Harry Gammell & Mrs Rosie Sherlock	Section 73 - Removal or variation of Condition 5 (restrictions on windows) of approved application 20/00599/HOUSE: A two storey rear extension including the removal of the existing lean to. Replacement of existing garage and additional room to

				rear of garage. Extension of dropped kerb to expand across the width of the property.
8	No objection	<a href="#">20/01875/HOUSE</a>	19 Austen Gardens, Newbury for Mr Derek Winship	Single storey extension.
9	No objection	<a href="#">20/02003/HOUSE</a>	42 Hawthorn Road Newbury for Miss D Willmot	Single storey extension.
10	No objection	<a href="#">20/02004/HOUSE</a>	20 Castle Grove, Newbury for Mr & Mrs Turner	Extension to existing garage to incorporate home office in the roof space.
11	No objection	<a href="#">20/01897/HOUSE</a>	Mead House, Westmead Drive, Newbury for Mr & Mrs High	Retrospective planning permission to erect a 1.8m fence on the road side (N) to replace a 2.15m hedge, continuation of this fence onto the side facing the front of our house (E), but will be dropping the fence down to 1.2m by the drive way openings, with fence posts installed and extending the garden (reclaiming some of the existing driveway) with turf.
12	No objection	<a href="#">20/01808/HOUSE</a>	2 Oak Ridge Close, Newbury for Mr T Wallis	Garage conversion and internal alterations.
13	No objection provided the window is made non opening and a blind is fitted.	<a href="#">20/01800/HOUSE</a>	17 Glendale Avenue, Newbury for Simon & Laura McTurk	Retrospective Addition of a 760mm wide by 905mm height, UPVC Double Glazed Vertical Sliding Sash Window with two-way privacy Anti-UV Glass Frosting. Within 40cm visibility is reduced to opaque shadowed forms only, from 40cm both internally and externally the window is completely opaque with no views. The purpose of the window is solely to provide natural light to an office space.

14	Comment: Members Feel the applicant should rethink the design of the house to make the roof slope downhill, in order to protect the amenity of the neighbouring property.	<a href="#">20/01228/HOUSE</a> <b>(Amended / Additional plans)</b>	6 Conifer Crest Newbury for Mr A Chan	Two storey side extension and single storey rear and side extension.
15	No objection	<a href="#">20/01952/HOUSE</a>	7 Willowmead Close, Newbury for Mr Holloway & Ms Dennis	Proposed rear extension, porch canopy, replacement rear windows, front door and garage door, render applied to rear elevation and single storey front elevation.
16	No objection	<a href="#">20/02020/HOUSE</a>	58 Valley Road, Newbury for Mr & Mrs T Martin.	Section 73 – Application for variation of Condition (2) – Approved plans of planning permission <a href="#">19/02969/HOUSE</a> – proposed two storey side extension and single-storey rear extension with associated alterations following demolition of garage and single storey utility to side of house.
17	No objection	<a href="#">20/01747/FUL</a>	6 The Kennet Centre, Newbury for Engie Regeneration Ltd	Temporary Change of use from A1 shop to Sui Generis (Provision of Welfare and temporary accommodation for Market Street, Newbury Development Site).
18	No objection subject to the approval of the conservation officer.	<a href="#">20/01788/LBC2</a>	West Berkshire Museum, 1 The Wharf, Newbury for West Berkshire Museum	Provision of new banner signage fixed to the modern infill section of the building. New painted signage reading MUSEUM to the west gable. Reinstatement of a painted timber sign at ground floor level to the west gable elevation. New vinyl signage to glazed areas above entrance doors.

19	No objection subject to the approval of the Conservation Officer.	<a href="#">20/01896/ADV</a>	West Berkshire Museum, 1 The Wharf, Newbury for West Berkshire Museum	Provision of new banner signage fixed to the modern infill section of the building. New painted signage reading MUSEUM to the west gable. Reinstatement of a painted timber sign at ground floor level to the west gable elevation. New vinyl signage to glazed areas above entrance doors.
20	No Objection	<a href="#">20/02005/FULD</a>	Lincoln House, Newtown Road, Newbury for Harrison Chandler	Proposed demolition of existing dwelling and outbuildings and the erection of two new dwellings with associated parking and amenity.

#### Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No comment	<a href="#">20/02024/PASSHE</a>	21 Queens Road, Newbury for Bunked	Proposed single storey rear extension. Dimensions 8m from rear wall, 3m maximum height, 2.8m eaves height.