

Minutes of a meeting of the Planning and Highways Committee held at 7:30 pm on Monday 4th December 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury.

Present: Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller and Andy Moore (Chairman).

In Attendance

Hugh Peacocke, Chief Executive Officer

87. Apologies

Apologies received from Councillor Tony Vickers.

88. Declarations of Interest and Dispensations

The CEO declared that Councillors Phil Barnett, Nigel Foot and Tony Vickers are also Members of West Berkshire Council. Councillor Phil Barnett also declared that he was the Chairman of the Licensing Committee and Councillor Nigel Foot is also a member of that Committee. These are 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 their behalf :
"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."

89. Minutes of the Meeting of the Planning and Highways Committee held on Monday 6th November 2023.

Proposed: Councillor Vaughan Miller

Seconded: Councillor Roger Hunneman

Resolved: That the minutes of the meeting held on 9th October 2023, as amended above, be approved and signed by the Chairperson.

90. Actions from previous meetings

- a) The CEO reported that all the consultation responses made at the last meeting had been sent to the Planning Authority.
- b) The CEO wrote to the Highways Authority regarding the issues raised by Councillor Meg Thomas at Villiers Walk and the response received was forward to Councillor Thomas.

91. Questions from members of the public

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

92. Members' Questions and Petitions

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

93. Schedule of Planning Applications

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

94. Pharmacy services in Newbury

The CEO referred to correspondence received from an applicant for a pharmaceutical sales licence, asking the Council to consider the position regarding pharmacy services in Newbury.

Members commented on limited opening hours and medications being unavailable. It was noted that there was only one pharmacy now open in the Town Centre. Overall it was agreed that there was a poor distribution of services and that the Council would welcome more and improved services.

Proposed: Councillor Andy Moore

Seconded: Councillor Nigel Foot

Resolved: To write to the relevant authorities advising them of the need for additional pharmacy services in Newbury and urging them to expedite any suitable applications for the provision of these services.

95. Planning Appeals

95.1 The meeting noted that the decision of the Planning Authority (Basingstoke and Deane) to refuse planning permission for a proposed housing development at Wash Water, had been appealed.

95.2 The meeting noted that the decision of the Planning Authority to refuse planning permission for application ref.no. 20/01211 (23 no. flats at West Street) had been appealed.

96. Licensing Applications

The meeting had no objections to the licensing applications from Reloaded Nightclub Ltd. and Food partners SJT Ltd. for the premises formerly known as Document House.

97. Update from The Western Area Planning Committee

There were no relevant applications considered by the WAPC.

98. Update from the Neighbourhood Development Plan Steering Group

Councillor Nigel Foot, the Chairman of the Steering Group, told the meeting that the Topic Subgroups were working on their reports to be considered at the next meeting, on 13th December 2023.

He also reported that the Council had received a grant of £6,878 from Locality towards the costs of consultancy services for the NDP.

99. Public Spaces Protection Order

The meeting heard that the Council had been consulted by West Berkshire District Council on the future of the current PSPO in Newbury town centre which was due to expire in February 2024.

Proposed: Councillor Roger Hunneman

Seconded: Councillor David Harman

Resolved: that this Council supports the extension of the Public Spaces Protection Order for Newbury town centre.

100. Town Council Strategy 2024-2028

The meeting received the report from the CEO and considered the proposals from the Strategy Working Group.

Proposed: Councillor Andy Moore

Seconded: Councillor David Harman

Resolved: To recommend that the Policy and Resources Committee approve the amendments proposed by the Strategy Working Group.

101. West Berkshire Local Plan Examination

The meeting received the correspondence to the council from the inspector appointed for the examination. It was noted that the council was invited to respond to the matters which the inspector had listed for examination. It was agreed that this matter would be deferred to the January meeting of the Committee, having regard to any further developments at the Planning Authority.

102. Forward Work Programme for Planning & Highways Committee

To add the following matters in 2024:

- To relist the Local plan Examination for the January meeting of the Committee, having regard to any further developments at the Planning Authority.
- To list the Flood and Drainage Forum for the March meeting

At the end of the meeting the Chairman said that this was the last Committee meeting that the current CEO, Hugh Peacocke, would attend. The Committee thanked him for all his work over the past eight and a half years. The CEO said that he had clerked over 100 meetings of the Committee and thanked all the members involved for the support and respect which he had always received from them.

There being no other business, the Chairperson declared the meeting closed at 9.09 pm

Signed: _____

Date: _____

Chairman

**Planning and Highways Committee Meeting
 Consultation responses on Planning Applications considered.
 04/11/2023**

Application Number	Location and Applicant	Proposal	Response
23/02520/NONMAT	Newspaper House Faraday Road Newbury Jon Dingle Ltd	Application for a Non-Material Amendment Following a Grant of Planning Permission 22/02310/FUL - Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage. Amendments: External changes including the recladding of the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage.	Objection: <ol style="list-style-type: none"> 1. The proposed development is not non-material and should be subject to a full planning application. 2. The site is in a Flood Risk 3 area and the proposed development requires a full flood risk assessment and measures to deal with these risks
23/02544/FUL	Newspaper House Faraday Road Newbury Jon Dingle Ltd	Section 73A - Application for Variation of Condition 2 following Grant of Planning Permission 22/02310/FUL - Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage.	Objection: The site is in a Flood Risk 3 area and the proposed development requires a full flood risk assessment and measures to deal with these risks
23/02465/FUL	Adjacent to 6 Northwood Drive, Newbury for Mr & Mrs H Woodhead	Section 73a Application for variation of a condition following grant of planning permission 19/00577/FULD - New single-family dwelling.	No objection
23/02495/LBC	The Elephant at The Market, 8 Market Place, Newbury for	Repairs to damaged render, replacement of damaged window, repairs/replacement of downpipe/guttering and internal repairs to damp caused by the external issues.	No objection
23/02643/OUTMAJ	Premier Inn Pinchington Lane Newbury for Whitbread Group PLC	Outline planning application for up to 9 no. dwellings and all associated works. Matters to be considered Access, Landscaping and Layout.	Objection: The Council objects to the proposed development for the following reasons: <ol style="list-style-type: none"> 1. it will create additional traffic hazards on Deadman's Lane. 2. The removal of an historic boundary of trees which also act as a sound barrier 3. No provision for refuse collection at the entrance to the private road. 4. Inadequate car parking arrangements 5. Inadequate provision for emergency vehicles.

Application Number	Location and Applicant	Proposal	Response
23/02635/MDOPO2	Land To The North Of Pinchington Lane Greenham Thatcham for Womble Bond Dickinson (UK) LLP	Request under Section 106 Agreement, which relates to the development authorised section 73 permission 23/01330/OUTMAJ	No objection to the proposed amendment of the Section 106 agreement. However, this Council urges the Planning Authority to Ensure that the public open space is maintained through public funding, not through a management company.
23/02423/OUT	Land at 52 Hawthorn Road, Newbury for Mr W Frankiss	Application for Outline Planning Permission for a proposed two-bedroom dwelling. Matters to be considered: Access and Layout	No objection.
23/02561/LBC	29 Oxford Street Newbury for Mr Andy Neenan	Replacement of existing rotten / damaged dormer windows to rear of property with new uPVC thermally efficient units matching adjacent property. Demolition of existing blockwork wall and chipboard clad shed/store in rear yard and erection of new timber-clad storeroom.	Objection to the use of uPVC qin works to a listed building. Traditional materials, respecting the heritage and character of the building should be used.
23/02459/FUL	53 Parkway Shopping Centre Newbury for Montagu Evans	External Alterations to unit including installation of plant, replacement glazing and other associated works.	No objection.
23/02212/CERTE	1 West Street Newbury for Mr Duncan Crook	Demolition and other works in relation to the implementation of planning permissions references 18/00207/OUTMAJ and 20/01568/RESMAJ.	No comment.