

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 27 MARCH 2017 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Miles Evans; John Gardner; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang.

**In Attendance**

Gillian Durrant, Finance and Corporate Services Manager.  
Kym Tucker, Corporate Services Officer

At the outset of the meeting the Chairperson proposed and the Committee agreed, to observe a minute's silence in respect of the passing of West Berkshire Council Leader Councillor Roger Croft, and show condolences.

**169. APOLOGIES**

Councillors Dave Goff, Adrian Edwards.  
Absent: Councillors Andrew Steel.

**170. DECLARATIONS OF INTEREST**

The Finance and Corporate Services Manager declared that Councillors Jeff Beck, Jeanette Clifford and Anthony Pick 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 Finance and Corporate Services Manager also made the following statement on behalf of Councillors Jeff Beck, and Anthony Pick who are Members of West Berkshire Council Planning Committees and Jeanette Clifford who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we 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 we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/00495/HOUSE**

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/00407/HOUSE**

In considering the following application, Councillor Margo Payne declared that she had a personal interest and took no part in the vote: **17/00084/ADV**

In considering the following application, Councillors Jeff Beck, and Elizabeth O'Keeffe declared they had a prejudicial interest and took no part in the vote: **17/000625/FUL**

In considering the following application, Councillors Jo Day, John Gardner & Elizabeth O'Keeffe declared they had prejudicial interest and took not part in the vote: **17/00517/OUTD**

**171. MINUTES**

**PROPOSED:** Councillor Elizabeth O’Keeffe

**SECONDED:** Councillor Kuldip Singh Kang

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 6 March 2017, be approved and signed by the Chairperson.

**172. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**173. MEMBERS’ QUESTIONS AND PETITIONS**

There were none.

**174. SCHEDULE OF PLANNING APPLICATIONS**

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

**175. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**176. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**177. RESCISSION OF PREVIOUS RESOLUTION MADE ON 5 DECEMBER 2016.**

The Committee noted the written resolution signed by eight members of the Committee calling for the rescission of the decision made on 5 December 2016. Following the fall in numbers of members of the public attending Planning & Highways Committee Meetings.

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Elizabeth O’Keeffe

**RESOLVED:** To rescind the previous resolution of the Town Council, made on the 5 December 2016, with immediate effect and that the Town Council return to sending its own letters to surrounding residents and applicants advising them of upcoming planning applications that will be considered by this committee.

**178. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

The case considered was not within the parish of Newbury, it was in Cold Ash parish, and was an outline application.

**179. NEWBURY TOWN PLAN**

The Chairperson advised the committee that the steering group had now received comments from all but one working group; Tourism and Leisure. However, Tony Trigwell-Jones the artistic director of Arlington Arts has now agreed to chair this group.

The next meeting of the steering group will be on Tuesday 2<sup>nd</sup> May 2017 to consider the presentation to the Newbury Vision conference which takes place on 4 May.

**180. SANDLEFORD PARK WORKING GROUP – UPDATE**

There was no new information to update the committee at this time.

There was a discussion about the delay in commencing building at Sandford, and how this had resulted in the development of 401 houses in North Newbury being granted planning permission on appeal. It was agreed that the Chairperson would speak to the CEO about the possibility of writing a letter to the developers and West Berkshire Council expressing the Town Council's concern over the delay in the commencement of the Sandford development.

**181. URGENCY ARRANGEMENTS FOR PLANNING AND HIGHWAYS COMMITTEE**

This item was deferred to next Planning & Highways Committee meeting on Wednesday 19 April 2017.

**182. SEALING OF CONTRACT FOR REPAIRS TO VICTORIA PARK BETWEEN NEWBURY TOWN COUNCIL AND PANGBOURNE PLANT HIRE LTD**

The committee commended the Community Services Manager, Granville Taylor on the sterling work that has been achieved so far refurbishing Victoria Park.

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Miles Evans

**RESOLVED:** That the council seal the Contract of Repairs to Victoria Park between Newbury Town Council and Pangbourne Plant Hire Ltd.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.56 PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
27 MARCH 2017**

**SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	Objection/comment Members have no concerns on the principle of this development. However, we consider that the proposed materials would be out of keeping and would clash with the brickwork of the house.	<a href="#">17/00555/CERTP</a>	19 Gaywood Drive, Newbury for Jacqueline Brown	Proposal to erect lean-to on the left side of the property covering an existing pathway with a closed wooden side, part board front and a frontier rear with plastic sheeting roof. The boundary wall to be of fire resistant material
2	No objection	<a href="#">17/00495/HOUSE</a>	16 Cromwell Road, Newbury for Lewis Preston and Nicola Cameron	single-storey rear extension with internal modifications
3	Objection/comment Retrospective application. The type of lighting installed provides a glaring scattered illumination which significantly inconveniences the residents of 2 Regnum Drive and Glebe Fields. It should be replaced with a level and type of lighting acceptable to neighbours.	<a href="#">17/00084/ADV</a>	One-stop, 3 Regnum Drive, Shaw, Newbury for One-Stop Stores Ltd	1 x fashion sign, 3 x window graphics and 1 x ATM clip frame
4	No objection in principle/comment. However, members recommend that that the new side brick wall which is planned should include brick detailing or soldiering to make it less monotone.	<a href="#">17/00499/HOUSE</a>	39 Cromwell Road, Newbury for Mr & Mrs Griffiths	Proposed two-storey rear and side extensions including internal alterations
5	Objection/comment The proposed extension is too large and would have an overdominant effect on 61 Fir Tree Lane and the houses in Cresswell Road.	<a href="#">17/00637/HOUSE</a>	59 Fir Tree Lane, Newbury for Ms Laura Hart	Directional two story rear extension
6	No objection/comment However, the committee support the comments of the Highways Officer on provision of an enhanced visibility splay and on-site parking. That corner is a known danger spot.	<a href="#">17/00569/FUL</a>	Hill View, Wash Water, Newbury for Mr & Mrs R D Tovey	Change of use of part of agricultural land, side two-storey extension and side first-floor extension over existing garage

7	No objection	<a href="#">17/00407/HOUSE</a>	20 Bartlemy Close, Newbury for Mr & Mrs Worrall	Existing gravel surface of driveway to be replaced by paved surface. Trench will be created at the two entrance points, which connect the newly created soakaway under the driveway
8	No objection	<a href="#">17/00501/HOUSE</a>	42 Barn Crescent, Newbury for Mr & Mrs R Sanderson	Single-storey extension to rear with internal alterations
9	No objection	<a href="#">17/00652/HOUSE</a>	38 Elizabeth Avenue, Newbury for Emma Newman	Demolition of existing single-storey rear extension, erection of new double story rear extension
10	No objection	<a href="#">17/00641/HOUSE</a>	14 Woodside, Newbury for Mr & Mrs Douglas	Two-storey extension
11	No objection/comment On the understanding that agreement is reached with the Highways Officer on parking arrangements.	<a href="#">17/00543/HOUSE</a>	31 Russell Road, Newbury for Mr & Mrs Larking	Rear ground floor extension and detached garage
12	Objection/comment The proposed extension would be excessively large and inappropriate, and would overdominate the neighbours on either side.	<a href="#">17/00524/HOUSE</a>	38 Rectory Close, Newbury for Mr & Mrs A Hayton	Two story rear extension for large kitchen dining and utility room with a large bedroom with en-suite
13	No objection	<a href="#">17/00374/FUL</a>	Unit 10, Newbury Retail Park, Pinchington Lane, Newbury for TJX UK	Installation of plant equipment, consisting of 14 x condenser units and one times air handling unit (and associated ductwork and pipework), enclosed within a 2 m high palisade fence
14	No objection/comment The proposed extension will fit in well with the existing building	<a href="#">17/00580/HOUSE</a>	65 Old Newtown Road, Newbury for Mr & Mrs Hoare	Two story side and single storey rear extension
15	No objection	<a href="#">17/00551/HOUSE</a>	13 Howard Road, Newbury for Miss Meadmore	Rear conservatory
16	Objection/comment The proposed outbuilding would be excessively high at 3 metres, and its proposed use is not stated.	<a href="#">17/00564/HOUSE</a>	11 Chesterfield Road, Newbury for Thomas Goodenough	Erection of detached single story outbuilding to rear of property
17	No objection/comment However, provision is not stated and must be made for the off-site loading and unloading of builders' materials.	<a href="#">17/00505/HOUSE</a>	94 Kings Road, Newbury for Mr & Mrs J Cole	Proposed single story rear extension, loft space conversion and internal alterations
18	No objection/comment Members agree with the proposed upgrading of the building to modern conditions and suggest that the	<a href="#">17/00525/HOUSE</a>	73 London Road, Newbury for Mr Graham	Change of use from house of multiple occupancy 24 self-contained flats. Internal remodelling, replacement windows, fascia and soffits, patio doors to lower ground floor, new entrance doors,

	application should be approved notwithstanding its nonconformance with parking standards. A contribution to the Car Club should be requested.			steps, windows, raised roof line and parapet to single-storey element, provision of bin storage area to front garden and widened access to front garden
19	No objection	<a href="#">17/00679/ADV</a>	Sainsbury's, Hector's way, Newbury for Sainsbury's	Display of advertisements associated with rebranding of Sainsbury's pharmacy to Lloyds pharmacy, comprising: the replacement of illuminated and non-illuminated panels on four existing totem signs; one illuminated fascia signs and two panel signs
20	Support/comment The purpose of the application is evidently desirable. Members agree that a noise impact assessment should be carried out.	<a href="#">17/00625/FUL</a>	Ladbrokes, 4 Market Place, Newbury for Corn Exchange Trust	Change of use from A2 to D2
21	No objection	<a href="#">17/00484/FUL</a>	Car Park Land BST Fitness, Parkway, Newbury for Premier Inn	Application for external lighting of new hotel elevation
22	No objection	<a href="#">17/00609/LBC2</a>	55 Northbrook Street, Newbury for Strutt and Parker LLP	Installation of fibre optic broadband cabling
23	No objection	<a href="#">17/00594/ADV</a>	9 Market Place, Newbury for One-Stop Stores	2 x fascia signs, 5 x window graphics, 4 x poster frames
24	Objection/comment 1) Overdevelopment. The present application is for 7 flats, one more than proposed in the refused application 16/01414. 2) The flats would obstruct the view from Imperial Court and block light to it. 3) The proposed measures to prevent overlooking of the neighbours, by use of louvers, would be ineffective. 4) No amenity space is provided. 5) No parking spaces are provided to accord with present standards. The parking spaces provided for Imperial Court would be used improperly, and access via the Imperial Court car park would cause friction with its residents. 6) The proposed colour scheme is inappropriate and out of keeping with neighbouring properties.	<a href="#">17/00517/OUTD</a>	108 Bartholomew Street and Land To The Rear of Newbury for Ressance Ltd	Outline application for the development of residential apartments. Matters to be considered: Access; Appearance; Layout; Scale.

	7) The provision for waste disposal will cause a nuisance to neighbouring properties.			
25	No comment, as this application is by Newbury Town Council.	<a href="#">17/00486/FUL</a>	The Kiosk, Victoria Park, Parkway, Newbury for Newbury Town Council	Section 73: variation of condition 2, approved plans, and removal of condition 19, BREEEAM, of previously approved application <a href="#">14/01791/FUL</a> : Development of a new community to replace outdated facilities and provide a new with indoor/outdoor seating areas, catering facilities, public toilets, office space and storage for park/boating lake.

Draft

**APPENDIX 2****APPLICATION FOR PRIOR APPROVAL**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	Insufficient information is available for us to comment on this development.	<a href="#">17/00589/PASSHE</a>	30 St George's Avenue, Newbury for Ian Black	Single-storey flat roof extension (to include roof light): 4.5m from rear wall, 3.3m max height and 3m eaves height