

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 8 MAY 2017 AT 7.30PM.**

**PRESENT**

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

**In Attendance**

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

**199. APOLOGIES**

Councillors Adrian Edwards, David Goff & Andrew Steel.

**200. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, Adrian Edwards 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 Chief Executive Officer also made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards 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."

**201. MINUTES**

**PROPOSED:** Councillor Jeff Beck  
**SECONDED:** Councillor Miles Evans

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 19<sup>th</sup> April 2017, be approved and signed by the Chairperson.

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

There were none.

**203. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**204. 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 Elizabeth O’Keeffe declared a personal interest: **17/00946/LBC2**.

**205. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

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

There was nothing to discuss at this moment in time.

**207. NEWBURY TOWN PLAN**

Councillor Jeff Beck Commended Councillor Anthony Pick on his delivery of the Newbury Town Plan Presentation at the Vison Conference held at the Corn Exchange on the 4<sup>th</sup> May 2017.

The Chairperson has planned a meeting with Tony Trigwell-Jones as he could not attend the last meeting.

Next meeting of the Town Plan Working Group is to be held on the 22<sup>nd</sup> June 2017.

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

The CEO wrote to the case officer and as yet has received no response, but had noted that the deadline for one of the application is 31<sup>st</sup> May 2017 and the other is 9<sup>th</sup> November 2017.

There is a public consultation to be held 18<sup>th</sup> May 2017, by Donnington New Homes between 3-8pm at the Rugby Club, Monks Lane, Newbury in respect of the 450 House development.

The Chairperson noted that this was the final Committee meeting of the municipal year 2016-17 and he thanked all of the Committee members for their work and involvement over the past 12 months and Officers for the support they had given to the Committee.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.13 PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
8 MAY 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	No objection	<a href="#">17/00911/HOUSE</a>	7 Ormonde Gardens, Newbury for Mr & Mrs Richards	Erection of a glazed porch to link the existing house with the garage.
2	No objection	<a href="#">17/00628/HOUSE</a>	30 Gloucester Road, Newbury for John Hamilton	Single storey conservatory extension to the east elevation of the property.
3	No objection	<a href="#">17/01026/HOUSE</a>	Cleveland, Pelican Lane, Newbury for Mr & Mrs Martin	Proposed roof space conversion and side extension
4	No objection	<a href="#">17/01080/HOUSE</a>	3 Donnington Square, Newbury for Mr & Mrs Hedger	Proposed side extension and alterations
5	No objection	<a href="#">17/01076/HOUSE</a>	42 Maple Crescent, Newbury for Mrs Laura Taylor	Proposed single storey rear extension
6	No objection	<a href="#">17/01078/HOUSE</a>	8 Castle Grove, Newbury, for Mr & Mrs P Taylor	Demolition of existing utility/garage and reconstruction on same footprint of utility and shower room.
7	No objection	<a href="#">17/01103/HOUSE</a>	63 Berkeley Road, Newbury for Mr & Mrs N Muir	Proposed single storey rear extension and rear dormer extension and alterations.
8	No objection/comments: 1) A light reading must be taken to demonstrate that the proposed extension will not unduly deprive No 4 Falkland Drive of light 2) A parking plan acceptable to Highways must be provided	<a href="#">17/00840/HOUSE</a>	2 Falkland Drive, Newbury for Clive & Kate Wakefield	Two story side extension, single story rear extension, window to side elevation and associated works
9	No objection/comment: An archaeological survey of the site should be undertaken, because of the archaeological sensitivity of its location in Newbury	<a href="#">17/00836/FULEXT</a>	25 Bartholomew Street, Newbury for Emarek Ltd	Conversion, extensions (to rear and third floor) and alterations to existing building to create 16 no. Residential units (C3) and retail/restaurant space (A1/A3); with associated parking, turning, landscaping, amenity space and storage for bicycles and refuse.
10	No objection	<a href="#">17/00946/LBC2</a>	1 The Arcade, Newbury for Kim Stradling	The introduction of a new internal single door width opening to allow for passage between 2 adjacent shop units. The removal of an internal cupboard and shelf unit, and erection of some timber stud partition walls.
11	No objection/comment: To protect local amenity, the illuminated sign should be turned off during standard night-time hours	<a href="#">17/01059/ADV</a>	42 Northbrook Street, Newbury for Specsavers Optical Superstore	Fascia and projecting signage on a place of business.

<p>12</p>	<p>Objection/comment:  1) Arrangements for the storage and removal of waste bins are not clear.  2) The pavement at that point is narrow, and a greater volumes of persons will be entering and leaving the proposed restaurant than was the case for the Building Society. Bollards or other measures should be provided to protect the public from the traffic.  3) The application should have been accompanied by an application for Listed Building Consent. Its effects on the interior of the building need to be assessed.  4) A disabled person's toilet is not proposed, and should be provided.  5) Vehicles delivering supplies to the proposed restaurant are likely to obstruct the road across the bridge. A delivery plan to remove this risk should be prepared</p>	<p><a href="#">17/01058/FUL</a></p>	<p>Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings</p>	<p>Change of use from A2 (Building society) to A3 use (Restaurant) – basement and ground floor only.</p>
<p>13</p>	<p>Objection/comment:  1) Arrangements for the storage and removal of waste bins are not clear.  2) The pavement at that point is narrow, and a greater volumes of persons will be entering and leaving the proposed restaurant than was the case for the Building Society. Bollards or other measures should be provided to protect the public from the traffic.  3) The application should have been accompanied by an application for Listed Building Consent. Its effects on the interior of the building need to be assessed.  4) A disabled person's toilet is not proposed, and should be provided.  5) Vehicles delivering supplies to the proposed restaurant are likely to obstruct the road across the bridge. A delivery plan to remove this risk should be prepared</p>	<p><a href="#">17/01059/ADV</a></p>	<p>Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings</p>	<p>1x Fascia sign on restaurant frontage (0.53m x 7.18m x 0.10m)</p>

14	No objection	<a href="#">17/00764/FUL</a>	4-5 Northbrook Street, Newbury for Boots Opticians	Instillation of 1 no. external A/C condenser unit to be wall mounted adjacent to existing units on the roof of the property
15	The Committee could not consider this application because of a prejudicial conflict of interest	<a href="#">17/00916/FUL</a>	Victoria Park, Park Way, Newbury for Newbury Town Council	The instillation of an 8m high LED Panel fitting flood lighting to three existing outdoors tennis court Nrs 1-3
16	The Committee could not consider this application because of a prejudicial conflict of interest	<a href="#">17/01011/DEMO</a>	Victoria Park, Park Way, Newbury for Newbury Town Council	Application for prior notification for demolition of brick built 'boat shed' currently used for storing kayaks, pedalos and chairs for recreational use
17	<p>Objection/comment.</p> <p>1) The area is zoned for commercial and industrial purposes and Newbury cannot afford to lose land zoned for that purpose.</p> <p>2) Residential properties in these locations will suffer from the noise and traffic of neighbouring businesses, and neighbouring businesses will suffer from pressure by local residents to limit their commercial and industrial activities. On both grounds, this location is entirely unsuitable for residential use</p> <p>3) The proposed flat roofs will be far less suitable for apartments than the pyramid roofs currently in place</p> <p>4) No provision has been made for waste collection</p>	<a href="#">17/01046/FULD</a>	Mill House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Developments Ltd	Removal of existing pyramid roof structures and construction of new flat roof containing 8 residential units of 2x1 bed, 3x2 bed and 3x3 beds.