

2 May 2017

To: The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O’Keeffe; Margo Payne; Kuldip Singh Kang; Andrew Steel.

Substitutes: Lynne Doherty; David Fish; Sarah Greenall; Tony Stretton; Julian Swift-Hook; Martha Vickers.

Also: All Members of the Town Council for information.

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 8 May 2017 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

THE PLANS WILL BE AVAILABLE FOR COUNCIL MEMBERS TO VIEW FROM 6.30 PM
(MEMBERS OF THE PUBLIC CAN VIEW THE PLANS FROM 7.00 PM)

- 1. Apologies**
Chief Executive Officer
- 2. Declarations of Interest and Dispensations**
Chairperson
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**
Chairperson
To approve the minutes of a meeting of the Planning & Highways Committee held on Wednesday 19 April 2017 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**
Chairperson
- 5. Members’ Questions and Petitions**
Chairperson

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6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule for which there are members of the public present.

7. Schedule of Planning Decisions (Appendix 3)

Chairperson

To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

8. Update from The Western Area Planning Committee

Chairperson

To receive an update on any relevant business from the Western Area Planning Committee.

9. Newbury Town Plan

Chairperson

To Receive an update on the progress of the Newbury Town Plan.

10. Sandlesford Park Working Group – Update

Chairperson

To receive an update on any relevant information.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
WEDNESDAY 19 APRIL 2017 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Lynne Doherty; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Tony Stretton (substitute), Anthony Pick (Chairperson) .

In Attendance

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

183. APOLOGIES

Councillors Jo Day; Margo Payne; Elizabeth O'Keeffe; Kuldip Singh Kang & Andrew Steel.

184. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, Adrian Edwards, David Goff 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 Lynne Doherty 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 Jeff Beck declared that he had been lobbied: **17/00772/FULD**

In considering the following application, Councillor Tony Stretton declared that he had been lobbied: **17/00772/FULD**

In considering the following application, Councillor Lynne Doherty declared that she had been lobbied: **17/00705/FUL**

185. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 27 March 2017, be approved and signed by the Chairperson.

186. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

187. MEMBERS' QUESTIONS AND PETITIONS

There were none.

188. SCHEDULE OF PLANNING APPLICATIONS

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

189. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

190. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

191. APPEAL DECISIONS

The information was received and noted by the Committee.

192. NAMING AND NUMBERING OF THE DEVELOPMENT 45 GREENHAM ROAD, NEWBURY

Members did not see the relevance of any of these names and therefore did not make any further comments.

193. NAMING OF THE DEVELOPMENT AT THE FORMER TRAVIS PERKINS SITE OFF OF MILL LANE.

Members had no comments to make on the name Heathfield House.

194. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing to discuss at this moment in time.

195. NEWBURY TOWN PLAN

The next Town Plan meeting is due to take place on the 2 May 2017 and will review the presentation for the Vision Conference on the 4th May 2017.

196. REVIEW OF TOWN DESIGN STATEMENT

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

Resolved: To adopt the review of the Newbury Town Design Statement

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

Resolved: To request West Berkshire District Council to adopt the review as a 'material consideration' in the determination of future planning applications within the Town Council boundaries.

It was also agreed that at a later stage the Council considers adding an additional chapter to cover The Canal Corridor.

197. SANDLEFORD PARK WORKING GROUP – UPDATE

The Committee noted that the Newbury Weekly News had reported that the decision in this matter had been deferred to November. There was concern that the Council had not received any notification or update in this matter from the Planning Authority, given the importance of this matter for the town of Newbury. It was agreed that the CEO should write to the case officer requesting an update.

198. URGENCY ARRANGEMENTS FOR PLANNING AND HIGHWAYS COMMITTEE

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Adrian Edwards

Resolved: That the Committee recommends that standing orders be amended, to enable the CEO to contact the committee members when a planning application falls outside the committee meeting time frame, so that comments can still be made and sent to West Berkshire Council.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.55 PM.

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING
19 APRIL 2017
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/00713/HOUSE	75 Skyllings, Newbury for Susana Lopes & Carlos Rocha	Two story side extension
2	<p>Objection/comment</p> <p>1) Northwood Drive is a development of semidetached houses. The terrace effect created by the proposed house would have a detrimental effect on the street scene. It would establish a bad precedent for overdevelopment of the other houses in the road.</p> <p>2) The site lies close to a blind corner, so that access to and egress from it would be dangerous. Cars and vans are frequently parked at the corner, blocking the sight line.</p> <p>3) The site is on higher ground than No. 6 itself, so that considerable earth movement will be needed. It is likely that this will risk damage to the protected trees on the embankment to the east of the road, which hold in place the higher ground of the adjoining Hitachi premises.</p> <p>4) The house would overshadow No. 2 Northbrook Drive, which is already heavily shaded by the trees on the embankment.</p> <p>5) Northwood Drive already has insufficient on-street parking, and a new house will add to the congestion.</p>	17/00772/FULD	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling
3	No objection	17/00573/FUL	Ground Floor East and West, Rivergate House, Newbury Business Park, Newbury for Orchard Street Investment Management	Minor external alterations to entrance and consent to display 5 signs
4	No objection	17/00574/ADV	Ground Floor East and West, Rivergate House, Newbury Business Park, Newbury for	Consent to display 5 signs

			Orchard Street Investment Management	
5	No objection	17/00860/HOUSE	132 Andover Road, Newbury for Mr & Mrs Babb	Two storey front and rear extension with internal modifications
6	Objection/comment. 1) These would be the only 2½ storey houses in the town house style in Rockingham Road, and would be out of keeping especially with its western side, which largely consists of houses with detached garages. 2) The northern proposed house would significantly overshadow the side windows and front door of No. 11, whose front door is to the side. 3) The application would remove several on-street parking positions, in a road where all on-street parking is fully used. If the application is approved, strict conditions should be applied to hours of work, waste disposal, delivery of materials, and noise and dust control.	17/00705/FULD	13 Rockingham Road, Newbury for Vokins Construction & Sons Limited	Replace a single detached residential dwelling and garage with two semi-detached townhouses with integral carports
7	No objection	17/00655/HOUSE	32 Donnington Square, Newbury for Mr & Mrs Donato	Demolition of pre-fabricated garage, construction of new double carport and garden store. Reconstruction at front boundary wall adjacent to Donnington Square
8	No objection/comment. However, Members recommend that McDonald's pays attention to the danger of litter arising from its increased number of customers, by putting in place a waste management plan and by carrying out litter picking in the neighbourhood. Members note that the company has been supportive of past litter-picking initiatives by the Council.	17/00534/FUL	McDonalds Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Refurbishment of the restaurant to include alterations to the elevations with the construction of extensions totalling 54.8 sqm, replacement drive-thru booths to be installed and a store area within the existing corral. The minor configuration of parking bays and kerb lines including works to the site
9	No objection	17/00726/HOUSE	20 Three Acre Road, Newbury for Mr & Mrs Roberts-White	Proposed first floor side extension to form a new master bedroom
10	No objection	17/00861/HOUSE	16 Salcombe Road, Newbury for Lorraine Wilson	Single-storey rear extension
11	No objection	17/00659/LBC2	1 Park Terrace, Newbury for Michael Davidson	Remove old cement render repair wall as needed to resolve current penetrating damp and re-render

				with lime render. Repaint with lime wash in present colour
12	No comment, as this application is by Newbury Town Council.	17/00728/LBC2	The Old Town Hall, Market Place, Newbury for Newbury Town Council	As part of a planned programme Blue Plaques to mark sites of interest for Newbury history, Newbury Town Council proposes to install a plaque (340mm times 220mm) to note that the Town Hall was built in 1876-81 and extended in 1909-10
13	No comment, as this application is by Newbury Town Council.	17/00485/FUL	Victoria Park, Park Way, Newbury for Newbury Town Council	1 x 6.06m (length) x 2.6m (high) x 2.4 4m (width) green (so as to blend in with its surroundings) shipping container installed inside an existing fenced area alongside the A339 adjacent to the pond in Victoria Park. The container will be used to securely store pedaloos, kayaks and chairs for recreational use for the community in the park. The container will be placed upon a base of 'MOT'. The area surrounding the container will be planted sympathetically
14	<p>Objection/comment</p> <p>All these applications, which should be considered together.</p> <p>1) The Council objected to the earlier application for prior approval to convert these buildings to residential use, as the area is zoned for commercial and industrial purposes and Newbury cannot afford to lose land zoned for that purpose. The same objection applies therefore to this application.</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>	17/00331/FULD	Bridge House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd	Removal of existing pyramid roof structures and construction of new flat roof containing 6 residential units of which 3x1 bed and 3x2 beds
15	<p>Objection/comment</p> <p>All these applications, which should be</p>	17/00333/FULD	Lock House, Overbridge Square, Hambridge Lane, Newbury For	Removal of existing pyramid roof structures and construction of new flat roof containing 6

	<p>considered together.</p> <p>1) The Council objected to the earlier application for prior approval to convert these buildings to residential use, as the area is zoned for commercial and industrial purposes and Newbury cannot afford to lose land zoned for that purpose. The same objection applies therefore to this application.</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>		Overbridge Developments Ltd	residential units (3x1 bed and 3x2 beds)
16	<p>Objection/comment</p> <p>All these applications, which should be considered together.</p> <p>1) The Council objected to the earlier application for prior approval to convert these buildings to residential use, as the area is zoned for commercial and industrial purposes and Newbury cannot afford to lose land zoned for that purpose. The same objection applies therefore to this application.</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</p>	17/00334/FULD	Leat House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 7 residential units (3x1 bed and 4x2 beds)

	pyramid roofs currently in place. 4) No provision has been made for waste collection.			
17	<p>Objection/comment All these applications, which should be considered together.</p> <p>1) The Council objected to the earlier application for prior approval to convert these buildings to residential use, as the area is zoned for commercial and industrial purposes and Newbury cannot afford to lose land zoned for that purpose. The same objection applies therefore to this application.</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>	17/00335/FULD	Weir House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 7 residential units (3x1 bed and 4x2 beds)
18	<p>Objection/comment All these applications, which should be considered together.</p> <p>1) The Council objected to the earlier application for prior approval to convert these buildings to residential use, as the area is zoned for commercial and industrial purposes and Newbury cannot afford to lose land zoned for that purpose. The same objection applies therefore to this application.</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</p>	17/00336/FULD	Mill House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 8 residential units of 2x1 bed, 3x2 bed and 3x3 beds

<p>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>			
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APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment.</p> <p>1) These buildings lie in the middle of Newbury Business Park, Newbury's premier business park. Approval of this application will have a disastrous effect on the business park and the prospects for Newbury's commercial land use policy.</p> <p>2) There is no layout plan for car parking or cycle storage.</p> <p>3) The proposed apartments are very small and will provide cramped and inadequate accommodation. There should also be a greater mix of bedroom sizes.</p> <p>4) The environment of commercial traffic would be unsafe for children.</p>	17/00648/PACOU	Lambourn, Nexus and Derby House, Newbury Business Park, London Road, Newbury For Stonegate Homes	Application for Prior Approval of conversion of Lambourn House Derby House Nexus House into 129 x1 bed flats
2	No comment	17/00786/PASSHE	14 Valley Road, Newbury for Simon McTurk	Replace existing conservatory with larger conservatory: 3.38m from rear wall, 3m max height 3m eaves height
3	<p>Objection/comment.</p> <p>Retail premises should be provided with first-floor accommodation for storage. Members noted that that the number of flats proposed has been reduced from 16 to 13.</p>	17/00830/PACOU	25 Bartholomew Street, Newbury for Emarek Limited	Application to determine if Prior Approval is required for the Change of Use of upper floor offices (B1a) to form 13 no. apartments (C3)

PLANNING AND HIGHWAYS COMMITTEE MEETING

8 MAY 2017

SCHEDULE OF PLANNING APPLICATIONS

Members are requested to consider the following Planning Applications, details of which will be tabled at the meeting and which are available for reference At the Town Hall prior to the meeting.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	NORTHCROFT	17/00911/HOUSE	7 Ormonde Gardens, Newbury for Mr & Mrs Richards	Erection of a glazed porch to link the existing house with the garage.
2	NORTHCROFT	17/00628/HOUSE	30 Gloucester Road, Newbury for John Hamilton	Single storey conservatory extension to the east elevation of the property.
3	NORTHCROFT	17/01026/HOUSE	Cleveland, Pelican Lane, Newbury for Mr & Mrs Martin	Proposed roof space conversion and side extension
4	NORTHCROFT	17/01080/HOUSE	3 Donnington Square, Newbury for Mr & Mrs Hedger	Proposed side extension and alterations
5	NORTHCROFT	17/01076/HOUSE	42 Maple Crescent, Newbury for Mrs Laura Taylor	Proposed single storey rear extension
6	NORTHCROFT	17/01078/HOUSE	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	NORTHCROFT	17/01103/HOUSE	63 Berkeley Road, Newbury for Mr & Mrs N Muir	Proposed single storey rear extension and rear dormer extension and alterations.
8	ST JOHNS	17/00840/HOUSE	2 Falkland Drive, Newbury for Clive & Kate Wakefield	Two story side extension, single story rear extension, window to side elevation and associated works
9	VICTORIA	17/00836/FULEXT	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	VICTORIA	17/00946/LBC2	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	VICTORIA	17/01095/ADV	42 Northbrook Street, Newbury for Specsavers Optical Superstore	Fascia and projecting signage on a place of business.
12	VICTORIA	17/01058/FUL	Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings	Change of use from A2 (Building society) to A3 use (Restaurant) – basement and ground floor only.
13	VICTORIA	17/01059/ADV	Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings	1x Fascia sign on restaurant frontage (0.53m x 7.18m x 0.10m)
14	VICTORIA	17/00764/FUL	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	VICTORIA	17/00916/FUL	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	VICTORIA	17/01011/DEMO	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	Adjacent Parish (VICTORIA)	17/01046/FULD	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.

**PLANNING AND HIGHWAYS COMMITTEE MEETING
8 MAY 2017**

**SCHEDULE OF PLANNING DECISIONS & RECOMMENDATIONS MADE BY WEST BERKSHIRE
COUNCIL (WBC)**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/00524/HOUSE	38 Rectory Close, Newbury, for Mr and Mrs A Hayton	Two storey rear extension for enlarged kitchen dining and utility room with enlarged bedroom with en-suite.	Objection/comment: The proposed extension would be excessively large and inappropriate, and would over dominate the neighbors on either side
WBC final decision – Approved			
17/00564/HOUSE	11 Chesterfield Road, Newbury for Thomas Goodenough	Erection of detached single storey outbuilding to rear of property.	Objection/comment. The proposed outbuilding would be excessively high at 3 meters, and its proposed use is not stated.
WBC final decision – Approved			