

**Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Monday 17<sup>th</sup> February 2020 at 7.30 pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Jon Gage (substitute); Roger Hunneman; Pam Lusby Taylor; Gary Norman (Chairperson); Tony Vickers.

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Margaret Gore, Corporate Services Officer

**151. Apologies**

Councillors Nigel Foot, Vaughan Miller, Andy Moore.  
Absent: Stephen Masters

**152. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond 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 Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck who is a Substitute Member 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."

**153. Minutes**

The Chief Executive Officer reported the following regarding actions from the previous meeting:

i. The CEO wrote to WBDC re the delay to the improvement work at the junction of Hambridge Road with the A4 Bath Road and received the following reply:

*There will be no delay as a result of this issue. Unfortunately, the scope of the project has had to be curtailed due to the presence of the utility apparatus. There was no realistic prospect of being able to move the apparatus in the short term. The remainder of the project will proceed as planned.*

The members were not satisfied with this response and remain concerned about signage for pedestrians and traffic management in this location. The meeting agreed that the Committees dual-hatted members would pursue this matter with WBDC and the CEO would write to the Highways Authority, expressing NTC concerns.

ii. It was reported to WBDC that some vans and cars, travel too fast round the junction of Hampton Road with Derby Road. There are many elderly residents that live in that area and school children that walk to St Bart's School, use that route. This speeding poses a risk to pedestrians and the Highways Authority was requested to take appropriate action to address the issues. WBDC will be investigating the concerns raised in association with parking issues that have already been raised directly to us by residents of that area. Once this has taken place they will let notify the Council of the outcome.

iii. The Planning Inspectorate has been advised that the Council supports the Football Club application now under appeal.

iv. Regarding the untidy area outside Newbury Tools WBDC replied that some parking enforcement action was carried out at this location a few weeks ago, with the intention of deterring its use as a parking area.

WBDC are unlikely to make any short term physical changes in the area to deter parking because ultimately it is planned to widen the carriageway into the grass verge as part of the Sterling Cables redevelopment. This will see the zebra crossing removed and the Boundary Road crossroads converted to a traffic light junction which includes push-button pedestrian crossings.

The Parking team are aware of this Council's concerns and can consider further enforcement if necessary.

Councillor Tony Vickers will take the matter further with WBDC.

v. Now that just 30 meters (the part in Enborne parish) of a footway linking residents of Wash Water (Enborne Row) with Newbury have been completed WBDC has been asked about the remaining 250 meters of road which passes through Newbury Town Council parish to join the A343 and the Woodpecker Public House and what can be done to speed up the completion of this much needed piece of infrastructure. There is currently no funding available to construct the section of footway from Ribasa to the A343 but they are happy to investigate, provide a feasibility design and cost estimate for this section and will do their utmost to provide a feasibility design and cost estimate in due course.

vi. WBDC held the Parish/Town Councils and Neighbourhood Development Plan Groups Stakeholder Events on 12 February. Councillors Martin Colston, Nigel Foot, Andy Moore, Tony Vickers, Steven Masters and David Marsh attended.

It was very interesting and raised a number of issues for NTC to address. WBDC has promised to send slides, etc for the Council to review and respond by 27 March ( although we have asked them , having regard to our Committee meeting scheduled for 30 March, that they would accept our responses by 31 March) It was agreed to add this matter to the Forward Work Programme.

Some of the issues to be considered can be reviewed by this Council alone, however, as the issue of the Newbury settlement boundary impinges on the adjoining Parishes, it was agreed to set up a meeting with our "neighbours", to discuss this. This meeting could feed back to each of the Councils involved who could then decide on their own submissions.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 27<sup>th</sup> January 2020, be approved and signed by the Chairperson.

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

There were none.

**155. Members' questions and petitions**

Councillor Phil Barnett asked the following question:

"West Berkshire Council is slowly resurfacing the districts damaged roads along with pothole repairs. Can this committee, of Newbury Town Council ask why recent resurfacing works carried out at Hambridge Road have caused considerable standing water at the junction of Hambridge Lane?"

The Chairperson's response:

It was requested that the CEO write to West Berkshire Council regarding the above-mentioned problem and the on-going problem further along that road where there is no visible drainage, as the existing drains may have been covered over.

**156. Schedule of planning applications**

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

Re 19/03127, Councillor Tony Vickers declared a personal interest, as this development backs on to the rear of his property.

**157. Town Centre bike parking**

Members received a presentation from West Berkshire District Council's Assistant Engineer (Projects), Mr Josh Kerry regarding the possibility of having secure bicycle parking in the Town Centre, some of which would be funded by monies secured from Great Western railway.

The meeting noted that SPOKES planned to arrange a pop-up shop and research the demand for these facilities. The outcome of this exercise will be forwarded to the Town Council who can reconsider the matter at that stage.

**158. Schedule of Planning Decisions**

Information was received and noted by the committee.

**159. Town and Country Planning Act 1990**

**Application No: 19/01883/FULD for Partial demolition and refurbishment of 1 Kennet Road, Newbury and the delivery of three new dwellings with associated parking and gardens for 1 Kennet Road, Newbury**

The information was received and noted by the Committee.

**160. Schedule of Appeal Decisions**

Information was received and noted by the committee.

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

Information was received and noted by the committee.

**162. Sandlesford Park Joint Working Group – update**

There was nothing further to report at this time.

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

Information was received and noted by the committee.

It was agreed that the following item be added:

- Stakeholders Planning Workshop – outcome and how NTC responded.

**There being no other business the Chairperson declared the meeting closed at 21.06 hrs**

**Chairperson:**

**Date:**

**Planning & Highways Committee Meeting**  
**Schedule of planning applications – Resolutions**

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection	<a href="#">20/00201/HOUSE</a>	27 Greenlands Road, Newbury for Mr Aubry	Two storey side extension and single storey extension
2	No objection	<a href="#">20/00323/HOUSE</a>	8 Dalby Crescent, Newbury for Mr & Mrs S Futcher	Singe storey front porch with WC
3	No objection	<a href="#">20/00164/FUL</a>	Unit 3, Newbury Retail Park Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Proposed works to front elevation
4	No objection	<a href="#">20/00318/LBC2</a>	Flat 14, Castle House, Old Bath Road, Newbury for Sophie Lightowlers	Electric vehicle charge point to be fitted to the front of the building
5	No objection	<a href="#">19/02987/HOUSE</a> <b>(Amended plans)</b>	6 Chestnut Crescent, Newbury for Mr & Mrs S Prout	Single & two-storey rear extension and proposed front porch. <b>Amendment:</b> First floor aspect reduced by half a meter to avoid impact on neighbouring amenity
6	See below	<a href="#">20/00173/HOUSE</a>	1 Croft Road, Newbury for Martin Redford	Two-storey extension to the side and single and double storey extension to the rear

Objection/comment:

- a) The application fails to follow the Supplementary Planning Guidance "House Extensions" in key measures concerning shading, mass, design and dominance.
- b) The rear extension will have a significant shading effect on the habitable rooms at the rear of their property, in particular the ground floor living room; contrary to the requirements of the SPG.
- c) The height, proximity and overall mass of the extension will be visually overbearing and have a significant detrimental effect on their amenity and enjoyment of their property.
- d) The rear first floor extension is a dominant and excessive feature, wholly out of keeping with the general character of the area. The flat roof of the first-floor extension rises the above eaves of the main roof it is not subservient to the existing building, contrary to requirements of the SPG. The materials proposed for the walls do not match the original building and they emphasise the extension rather than making it subservient.
- e) The first-floor balcony permits overlook into the rear garden and represents a significant intrusion into their privacy.
- f) The application drawings provide insufficient detail to enable them to fully understand the effect on their property. They request the application be withdrawn so that the drawings can be resubmitted. The detailed plans and elevations do not indicate the extent of the proposed buildings and do not indicate the relationship of the side of the buildings to the boundary and position of the adjoining property. There are discrepancies between drawings and the block plan does not accurately show the position or extent of the proposed extensions.
- g) The proposed extension will generate an increased requirement for off-road car parking. The application fails to show how this will be provided.

7	No objection	<a href="#">20/00308/HOUSE</a>	39 Fifth Road, Newbury for Mr Mason	Demolition of existing rear extension and garage. Proposed new two-storey and single-storey extension and relocation of solar panels
8	Objection/comment: This would be a obstruction on a narrow and busy footpath, which is also close to the crossing point	<a href="#">20/00223/FUL</a>	54-55 Bartholomew Street, Newbury for Indigo Bay	Proposed external seating to front of premises during working hours
9	No objection	<a href="#">20/00237/FUL</a>	32A Northbrook Street, Newbury for Cass Holdings Ltd	Extension of existing first and second floor areas to create 4 no additional flats
10	No objection	<a href="#">20/00180/ADV</a>	28-29 Northbrook Street, Newbury for Colosseum Dental	One externally illuminated fascia sign A and one internally illuminated projecting sign B
11	Objection/comment: overdevelopment; loss of on-street parking; overbearing; loss of light to neighbouring property	<a href="#">20/00152/FUL</a>	1 & 3 Kennet Road, Newbury for Four Acre Investments	Demolition of existing dwellings and erection of 2 x semi-detached dwellings and 1 x detached dwelling with associated works
12	No objection	<a href="#">19/03159/FULD</a>	3 London Road, Newbury for Goldfinch Apartments	Conversion of existing office accommodation on three floors to residential accommodation
13	No objection subject to the Conservation Officers views being agreed to	<a href="#">19/03160/LBC2</a>	3 London Road, Newbury for Goldfinch Apartments	Conversion of existing office accommodation on three floors to residential accommodation
14	No objection	<a href="#">20/00194/FUL</a>	27 Northbrook Street, Newbury for M and C McCrath Partnership	Application for the proposed change of use of part of existing retail unit and addition of floors to create five residential apartments
15	No objection	<a href="#">19/03127/HOUSE</a>	44 Berkeley Road, Newbury for Mr & Mrs T Arkley	Section 73 Variation of condition 2-approved plans of approved application 19/00556/HOUSE: Demolition of existing garage and outhouse. Construction of rear two-storey extension

16	No objection	<a href="#">20/00098/HOUSE</a>	5 Russell Road, Newbury for Amanda Chandler	Loft Conversion
17	No objection	<a href="#">20/00282/LBC2</a>	21 Market Place, Newbury for The Sushi Maki Newbury Ltd	Proposed signage (moving signage from 23 Market Place to 21 Market Place, Newbury). No extensions or demolition

Draft