

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 21 JANUARY 2019 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jo Day; Adrian Edwards; Miles Evans; Anthony Pick (Chairperson); Andrew Steel & Tony Stretton.

In Attendance

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

225. APOLOGIES

Councillors, Jeanette Clifford, Lynne Doherty (substitute), John Gardner, Dave Goff, Elizabeth O'Keeffe & Kuldip Singh Kang.

226. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, 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 made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members 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."

Councillor Jeff Beck is a Member of West Berkshire Council's Licensing Committee and he wished to make it clear that any comments he makes 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 he may vote when any application is considered by West Berkshire District Council. At that time, he will weigh up all the evidence.

In considering the following application, Councillors Adrian Edwards, Miles Evans & Anthony Pick declared that they had been lobbied: **19/00019/HOUSE**

227. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 2nd January, be approved and signed by the Chairperson.

228. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

229. MEMBERS' QUESTIONS AND PETITIONS

Councillor Miles Evans asked the following question:

“As members may be aware, last week I made contact with Primark asking them to consider setting up shop in Newbury. This was off the back of constituents telling me it is a store missing from Newbury's current offering, and an attempt to fill some of our larger, vacant units.

I'm pleased to report that their response was not negative, with my request now sitting with their Store Development Department for due consideration.

We all know that retail is experiencing a tough time, as we see with the number of applications to convert retail space into housing in my ward; but Primark is bucking this trend. Posting a rise in sales and profits, and investing in retail space - as opposed to consolidating, or moving online like so many others.

Would the Chair therefore consider it appropriate to support my advances and for this Committee to write directly to Primark offering to facilitate, where possible, the establishment of a new store here in Newbury - thereby boosting footfall and inward investment?”

The Chairperson responded as follows:

“Cllr Miles Evans is to be congratulated for raising this issue with Primark. This proposal has the full support of this committee and we should formally write to Primark directly, and to Gabrielle Mancini, Business Development Officer at West Berkshire council.”

230. SCHEDULE OF PLANNING APPLICATIONS

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

231. SCHEDULE OF APEAL DECISIONS

Information was received and noted by the Committee.

232. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises License 18/01577/LQN (Variation) – Gracewell of Newbury, 370 London Road, Newbury.**

Applicant: Gracewell Healthcare 3 Limited t/a Gracewell of Newbury

No objection

234. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Information was received and noted by the Committee. Application for Newbury Athletics, Fifth Road to be discussed at the next Western Area Planning Committee meeting.

235. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing new to discuss at this time.

236. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2018/19

Section 215 of the Town and Country Planning Acts, to be considered at the next scheduled meeting of Planning and Highways Committee 11th February 2019.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.58 HRS

CHAIRPERSON

Draft

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection.	18/02556/HOUSE	7 Digby Road, Newbury for Bernice Gardiner	Front porch extension to family dwelling
2	No objection	18/02464/FUL	Emerald House, Newbury Business Park, London Road, Newbury for Mountley Ltd	Replacement roof including the provision of dormers. Creation of internal Courtyard with new cladding. Minor variations to fenestration
3	<p>Objection / comment: This is effectively the same as application 18/02910, to which we have the same objections. 1) There is insufficient space on the site for vehicle turning. Reverse exiting from the site onto the heavily used Fir Tree Lane would be dangerous. 2) Constant traffic queuing occurs in Fir Tree Lane at the junction with London Road. Such queuing would interfere with cars seeking to enter the site from the south. 3) The Juliet balconies for the northern elevation would overlook the playing fields of Fir Tree Primary School, the trees which formerly provided screening having been cut down. 4) The building would be out of keeping with the houses in that part of Fir Tree Lane, which date from the 1920's and 1930's and have a unique design. 5) Its distance from Fir Tree Lane, at about 2 metres, would not respect the building line of the neighbouring properties. 6) The site would be cramped and provide insufficient amenity space, contrary to the terms of Quality Design SPD Part 2 clause 1.16.5.</p>	19/00020/FULD	Land Rear of London Road, Benham Hill, Thatcham for Keith Martin	3 x1 bedroom flats
4	No objection	18/03310/HOUSE	15 Willowmead Close, Newbury for Mr & Mrs Corley	Two storey extension to enlarge kitchen dining area with internal alterations and addition of first floor to enlarge existing bedroom over existing single storey and addition of pitched roof to existing front flat roof

5	No objection	18/03359/HOUSE	7 Ladwell Close, Newbury for Mr & Mrs Shearer	Single storey rear extension to create enlarged kitchen dining and external access for utility room
6	No objection / comments: 1) A construction method statement is required to deal with removal of spoil and limitation of inconvenience to neighbours. 2) Given that the site lies on the site of the First Battle of Newbury, an archaeological survey should be carried out. 3) In addition to stipulation of the usual hours of working, there should be no delivery vehicles during the times that local children are walking to or leaving school. 4) A geological survey is needed to ensure that building of the proposed basement will not cause damage to neighbouring buildings, local services, or trees, or risk of flooding.	19/00019/HOUSE	19 Battery End, Newbury for Jack & Danielle Stacey	Single storey extension with basement
7	No objection	19/00044/HOUSE	7A Gorselands, Newbury for Mr & Mrs Faviour	Replacement conservatory
8	No objection	18/03248/FUL	Sovereign Housing Association, 1-48 Speenhamland Court, Pelican Lane, Newbury for Sovereign Housing Association	Replace existing white UPVC windows with new double glazed white UPVC windows to same style and layout
9	No objection	18/03325/HOUSE	Plum Tree Cottage, Newbury for S Lewington	Roof extension to form additional bedroom above living room
10	No objection	18/03332/HOUSE	67 Andover Road, Newbury for John & Jane Kane	Demolition of existing rear conservatory and replacement with new signs with new single storey extension
11	No objection	18/03333/LBC2	67 Andover Road, Newbury for John & Jane Kane	Demolition of existing rear conservatory and replacement with new signs with new single storey extension
12	No objection	18/03365/HOUSE	75 Old Newtown Road, Newbury for Mr & Mrs Hill	First floor side and single storey front extension.
13	No objection	18/03374/HOUSE	19 Wendan Road, Newbury for Mr & Mrs Marriage	Single storey rear extension and detached garden studio
14	No objection	18/03302/HOUSE	15 Wendan Road, Newbury for Mr & Mrs Winterbourne	Proposed ground floor side garage and rear extension with proposed first floor extension above first floor extension above garage

15	Objection / comment: Applications to permit a variety of uses without detailed examination of the consequences of each one are undesirable. Each specific change of use requires its own application. As one instance, A3 and A5 have implications for hours of working, odours, and waste disposal.	18/03311/FUL	32A Northbrook Street, Newbury for Cass Holdings Ltd	Expand consented uses (in addition to existing D1 use) to also include A1, A2, A3 and A5
16	Support. Philip Brown Violins has the strong support of the Town Council.	18/03415/LBC2	63 Cheap Street, Newbury for Phillip Brown Violins Ltd	Install shelving. Install fire door and partition on landing. Extend 16amp cable from basement to second floor
17	No objection / comment: The Committee deprecates building work for which a retrospective application becomes necessary.	18/03397/HOUSE	18 Carpenters Close, Newbury for Mr & Mrs Craggs	Retrospective rear conservatory
18	No objection	18/03396/HOUSE	17 Carpenters Close, Newbury for Mr & Mrs Craggs	Proposed rear conservatory
19	No objection / comment: Arrangements for parking are unclear. It is also not clear whether flagpoles will be erected.	18/03286/FUL	Land at Hutton Close, Newbury for David Wilson Homes	Locate a temporary marketing and sales suite on site and in connection with the land at Hutton Close development including associated advertising, flagpoles and associated parking
20	No objection	18/03100/FUL	28 Bewicks Reach, Newbury for Jan Rutherford	Additional velux widow added to apartment 28 and existing velux windows enlarged
21	No objection	18/03258/FUL	7 Weavers Walk, Northbrook Street, Newbury for H and G Doel	Change of use from A1 to A3