

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 04 MARCH 2019 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Andrew Steel & Tony Stretton.

**In Attendance**

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

**252. APOLOGIES**

Councillors Miles Evans & Kuldip Singh Kang.

**253. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, Dave Goff, 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 and Jeanette Clifford 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."

In considering the following application, Councillor Jeanette Clifford declared that she had been lobbied: **19/00087/FUL & 19/00088/LBC2**

In considering the following application, Councillor Tony Stretton declared that he had a prejudicial interest and took no part in the vote: **19/00376/HOUSE**

**254. MINUTES**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Elizabeth O'Keeffe

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 11<sup>th</sup> February 2019, be approved and signed by the Chairperson.

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

There were none.

**256. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**257. 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 applications, Councillor Jeff Beck Abstained in the vote:  
**18/01387/COND2, 18/03239/COND3, 18/03348/COND4, 19/00122/COND5 & 19/00291/COND6**

**258. SCHEDULE OF PLANNING APPLICATIONS**

Information was received and noted by the committee.

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

There was nothing new to discuss at this time.

**260. THE CANAL CORRIDOR**

It was noted that it is an objective in the Council's Strategy to prepare an additional chapter to the Town Design statement dealing with the canal Corridor and it was agreed that a Working Group be formed consisting of the following councillors

Cllr Adrian Edwards  
Cllr Elizabeth O'Keeffe  
Cllr John Gardener  
Cllr Jo Day

Representation would also be invited from The Canal and Rivers Trust, The Kennet and Avon Canal Trust, the Newbury Society and that Cllr Steve Ardagh-Walter of the Cyclists' Forum to join the Working Group.

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

There was nothing new to discuss at this time.

**262. PUBLIC FOOTPATHS / RIGHTS OF WAY**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Jo Day

**RESOLVED:** That Newbury Town Council will refer the following paths/links to West Berkshire District Council for approval as public rights of way:

- i) The link between Andover Road and Sidestrand Road via Fairview
- ii) The link between Roebuts Close and Andover Road (Next to No. 115)

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

Information was received and noted by the Committee.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.22 HRS**

**CHAIRPERSON**

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

| RUNNING ORDER | RESOLUTION  | APPLICATION NUMBER             | LOCATION AND APPLICANT  | PROPOSAL   |
|---------------|---|--------------------------------|---|--|
| 1             | No objection  | <a href="#">19/00258/HOUSE</a> | 8 Kingsland Grange, Newbury for James Whybra                      | Erection of decking and steps to rear of house to allow safe access due to drop in height from house to garden.  |
| 2             | No objection  | <a href="#">19/00337/HOUSE</a> | Pine House, Garden Close Lane, Newbury for Mr & Mrs Tang          | Proposed single storey side extension with new entrance porch and outbuilding. Internal modifications and externally re-finished with Render.  |
| 3             | No objection  | <a href="#">19/00376/HOUSE</a> | 10 Holborne Close, Newbury for Richard Wyatt                      | Proposed side extension conversion of roof space and rear flat roof dormer. Render all external walls. Proposed detached garage with enlarged front parking and new retaining wall.                                  |
| 4             | No objection  | <a href="#">19/00389/HOUSE</a> | 16 Woodside, Newbury for Mr & Mrs Rivers                          | Single and two storey rear extensions  |
| 5             | No objection  | <a href="#">19/00386/HOUSE</a> | 17 Woodside, Newbury for Mr & Mrs Bingham                         | Front Porch, rear single and two storey extensions   |
| 6             | No objection  | <a href="#">19/00404/HOUSE</a> | 4 Balfour Crescent, Newbury for Mr & Mrs G Smith                  | New front porch.   |
| 7             | No objection  | <a href="#">19/00411/REM</a>   | Garden Land at 5 Normay Rise, Newbury For Mr & Mrs W Power        | Reserve matters application for a new dwelling with integral garage of appeal reference APP/W0340/W17/3191372( <a href="#">17/01808/OUTD</a> ). Matters to be considered: Appearance, Landscaping, Layout and Scale. |
| 8             | Objection / comment: The condition that the annexe should remain part of the main building was imposed for a good reason, and is normal in such cases. It should therefore remain, and its removal would set a bad precedent. | <a href="#">19/00158/HOUSE</a> | 1A Charles Street, Newbury for Mr & Mrs Smith                     | Section 73A: Removal of Condition 8: Ancillary accommodation, of planning permission   |
| 9             | No objection  | <a href="#">19/00365/FULD</a>  | Battery End Hall, Battery End, Newbury for Wash Common Scout Hut. | Four bed two storey dwelling, parking and refuse store   |
| 10            | No objection  | <a href="#">19/00218/COND1</a> | 78 Andover Road, Newbury for Mr & Mrs Billett                     | Approval of details reserved by condition 4 – Tree protection of previous application <a href="#">18/03148/HOUSE</a>   |
| 11            | No objection  | <a href="#">19/00410/COND1</a> | 69 Gorselands, Newbury for David Canning                          | Application for approval of details reserved by conditions (4) Tree Protection and (5) Arboricultural Method statement of planning permission <a href="#">18/01551/HOUSE</a>   |

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| 12 | No objection  | <a href="#">19/00240/HOUSE</a> | 95 Russell Road, Newbury for Mr & Mrs Russell-Hayward             | Addition of single storey rear extension.   |
| 13 | No objection  | <a href="#">19/00325/HOUSE</a> | 82 Gloucester Road, Newbury for Mr & Mrs Stafford                 | Proposed single storey mono-pitched roof rear extension, more than 3m tall.   |
| 14 | No objection  | <a href="#">19/00338/HOUSE</a> | 18 Croft Lane, Newbury for Mr & Mrs Rance                         | Porch, side extension and alterations.  |
| 15 | Support / comment: Members note the support given to the application by neighbours in Croft Lane  | <a href="#">19/00217/FUL</a>   | 4 Croft Lane, Newbury for Mr Harding                              | Demolition of exiting three-bedroom 2 Storey dwelling with associated car port and garages, erection of a two storey four-bedroom dwelling and associated tree works to trees within Tree Protection Order.                                       |
| 16 | No objection  | <a href="#">19/00160/HOUSE</a> | 21 Clifton Road, Newbury for Mr & Mrs Holden                      | Side extension with velux windows, and new windows and doors to rear of property.   |
| 17 | No objection / comment: Parking spaces should conform to the 2015 parking standards.  | <a href="#">19/00313/HOUSE</a> | 25 Meadow Road, Newbury for Mr & Mrs Swanborough                  | Internal rearrangements and conversion of existing attic into habitable space.  |
| 18 | No objection  | <a href="#">19/00323/HOUSE</a> | 25 Monks Lane, Newbury for Mr & Mrs Matthews                      | Rear extension and alterations.   |
| 19 | No objection / comment: Parking spaces should conform to the 2015 parking standards.  | <a href="#">19/00229/FUL</a>   | The Wellbeing Centre, 6 Pound Street, Newbury for Mr A Marsh      | Change of use from D1 (alternative healthcare clinic) to D3 (private dwelling house)  |
| 20 | No objection  | <a href="#">19/00384/HOUSE</a> | 11 Roebuts Close, Newbury for Mr & Mrs Nathan Seymour             | New front porch with adjacent single storey extension. Single storey rear extension for kitchen / family room and extension of exiting rear wall. First floor extension over existing utility room / garage to form master bedroom with en-suite. |
| 21 | No objection  | <a href="#">19/00339/HOUSE</a> | 25 Buckingham Road, Newbury for Simon Weaver & Michelle Wadsworth | Erection of an outbuilding and open sided car port. Addition of cladding to match existing.   |
| 22 | No objection  | <a href="#">19/00360/HOUSE</a> | Southwood, Tydhams, Newbury for Mr & Mrs Mckenzie                 | Single storey oak framed kitchen extension  |
| 23 | No objection  | <a href="#">19/00110/COND1</a> | 42 Wendan Road, Newbury for Mr & Mrs Russell                      | Approval of details reserved by condition 5: surfacing of access, of planning permission <a href="#">18/02305/HOUSE</a> (first floor extension over existing garage at the front. Single storey and double storey extension to rear).             |
| 24 | Objection / comment: Northbrook Street is the principal retail street of Newbury, and this site is one of its principal retail areas. Its loss would have an adverse effect on Newbury as a retail centre, contrary to the objectives of the Newbury Vision and | <a href="#">19/00087/FUL</a>   | 12 Northbrook Street, Newbury for Loungers Ltd                    | Change of use from A1 (Retail) to A3 (Café/Restaurant), Shopfront alterations and the installation of an extraction system.   |

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|    | the Newbury Town Plan. The change of use should therefore be refused.   |                                 |  |  |
| 25 | Objection / comment: Northbrook Street is the principal retail street of Newbury, and this site is one of its principal retail areas. Its loss would have an adverse effect on Newbury as a retail centre, contrary to the objectives of the Newbury Vision and the Newbury Town Plan. The change of use should therefore be refused. | <a href="#">19/00088/LBC2</a>   | 12 Northbrook Street, Newbury for Loungers Ltd                                   | Change of use from A1 (Retail) to A3 (Café/Restaurant), Shopfront alterations and the installation of an extraction system.  |
| 26 | Support / comment: The development will renovate that part of Newbury, and provide an attractive new gateway to the town.   | <a href="#">19/00278/RESMAJ</a> | Land off Faraday and Kelvin Road, Newbury for Faraday Development Limited.       | Reserved matters following outline application allowed on appeal <a href="#">12/00772/XOUTMA</a> – Matters to be considered Appearance, Landscaping and Layout.  |
| 27 | No objection  | <a href="#">19/00212/ADV</a>    | Hotel Chocolate, 42 Parkway Shopping Centre, Newbury for Hotel Chocolate.        | Installation of 2 no signs to existing shop front  |
| 28 | No objection, on condition that the requirements of the Conservation Officer are met.   | <a href="#">19/00302/LBC2</a>   | 106 Bartholomew Street, Newbury for Mr J Taylor                                  | Replacement of existing barber shop frontage with double glazed timber surround frontage and new entrance door position.   |
| 29 | No objection, on condition that the requirements of the Conservation Officer are met.   | <a href="#">19/00301/FUL</a>    | 106 Bartholomew Street, Newbury for Mr J Taylor                                  | Replacement of existing barber shop frontage with double glazed timber surround frontage and new entrance door position.   |
| 30 | Support. Members wish continuing success to this enterprise   | <a href="#">19/00307/ADV</a>    | The Teashop, The Stone Building, The Wharf, Newbury for The Teashop by The Canal | A new teashop logo sign 1m diameter which is displayed on an acrylic panel which will be fixed on the front of the outside wall and the wording Teashop by the canal made of individual letters put on to an acrylic panel.  |
| 31 | No objection  | <a href="#">19/00371/HOUSE</a>  | 1 York Close, Newbury for Colin Ralph  | Replace small flat roof at front of property with hipped roof.   |
| 32 | No objection  | <a href="#">19/00424/HOUSE</a>  | 3 St Johns Mews, Link Road, Newbury for Mr & Mrs Smithsons                       | Single storey side extension.  |
| 33 | No objection  | <a href="#">19/00463/FUL</a>    | Former Council Offices Site, Faraday Road, Newbury for Ahmed Al-Waheeb           | Change of use of former council offices site from B1 use to Sui Generis (Car Sales).   |
| 34 | Objection / comments: 1) Insufficient details are presented to assure us that the development will present a high quality finish. Much more detail is required. 2) The plans involve too much tarmac. Pavers should be  | <a href="#">18/03187/COND2</a>  | Market Street Redevelopment, Market Street, Newbury For Engie                    | Approval of details reserved by condition 8: Land contamination, 12: Pilling, 31: Materials, 34: Car park strategy, 40: Electric car charging points, 42: Retaining wall, 44: Bus Stop, 47: Refuse, 48: Access roads, of planning permission <a href="#">16/00547/FULEXT</a> |

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|    | employed to be consistent with other areas of the town. 3) Inconvenience has been caused to the residents of Thomas Merriman Court and other local residents and retailers, by inconsiderate parking, power outages, etc. More attention is needed to ensure that these inconveniences do not recur.  |                                |   |   |
| 35 | Objection / comments: 1) Insufficient details are presented to assure us that the development will present a high quality finish. Much more detail is required. 2) The plans involve too much tarmac. Pavers should be employed to be consistent with other areas of the town. 3) Inconvenience has been caused to the residents of Thomas Merriman Court and other local residents and retailers, by inconsiderate parking, power outages, etc. More attention is needed to ensure that these inconveniences do not recur. | <a href="#">18/03239/COND3</a> | Market Street Redevelopment, Market Street, Newbury For Engie | Approval of details reserved by condition 4: Spoil, 20: Arboricultural Method Statement, 22: Tree Watching Brief, 23: Arb Programme of Works, 28: Hard surfacing, 29: Boundary treatment, 32: Construction Method Statement, 33: Earthworks, of planning permission <a href="#">16/00547/FULEXT</a>   |
| 36 | Objection / comments: 1) Insufficient details are presented to assure us that the development will present a high quality finish. Much more detail is required. 2) The plans involve too much tarmac. Pavers should be employed to be consistent with other areas of the town. 3) Inconvenience has been caused to the residents of Thomas Merriman Court and other local residents and retailers, by inconsiderate parking, power outages, etc. More attention is needed to ensure that these inconveniences do not recur. | <a href="#">18/03348/COND4</a> | Market Street Redevelopment, Market Street, Newbury For Engie | Application for approval of details reserved by condition 41 refuse collection block G and H of approved application <a href="#">16/00547/FULEXT</a> - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure. |
| 37 | Objection / comments: 1) Insufficient details are presented to assure us that the development will present a high quality finish. Much more detail is required. 2) The plans involve too much tarmac. Pavers should be  | <a href="#">19/00122/COND5</a> | Market Street Redevelopment, Market Street, Newbury For Engie | Approval of details reserved by condition 3-S106 of approved application <a href="#">16/00547/FULEXT</a>  |

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|    | employed to be consistent with other areas of the town. 3) Inconvenience has been caused to the residents of Thomas Merriman Court and other local residents and retailers, by inconsiderate parking, power outages, etc. More attention is needed to ensure that these inconveniences do not recur.  |                                 |   |  |
| 38 | Objection / comments: 1) Insufficient details are presented to assure us that the development will present a high quality finish. Much more detail is required. 2) The plans involve too much tarmac. Pavers should be employed to be consistent with other areas of the town. 3) Inconvenience has been caused to the residents of Thomas Merriman Court and other local residents and retailers, by inconsiderate parking, power outages, etc. More attention is needed to ensure that these inconveniences do not recur. | <a href="#">19/00294/COND6</a>  | Market Street Redevelopment, Market Street, Newbury For Engie                     | Application for approval of details reserved by condition (26) drainage of approved application <a href="#">16/00547/FULEXT</a> - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure. |
| 39 | No objection / comments: 1) Comments by the Conservation Officer and Archaeology Officer are needed to confirm the high conservation standards which are envisaged. 2) The work should be monitored, and the Newbury Society has informed us that it is willing to contribute towards the cost of monitoring, subject to arrangements. We recommend that this offer is taken up. 3) We recommend also that the opportunity is taken for dendrochronological dating.   | <a href="#">19/00291/COND1</a>  | 24 Northbrook Street, Newbury for Colliers international                          | Application for approval of details reserved nu condition (3) opening up works of approved application <a href="#">17/02692/LBC2</a> – To alter the building by way of structural repairs due to structural movements occurring to the property. Key works to include repairs/replacement of the jetty beam, corner post, eaves, rotten joists, rotten timber lintel.  |
| 40 | No objection  | <a href="#">19/00201/COND1</a>  | 11 Bartholomew Street, Newbury for Four Quarters Developments Ltd                 | Approval of details reserved by conditions 3 - Piling 8 - Dust 12 - Access and 14 – Construction of previously approved application <a href="#">18/01827/FULEXT</a>  |
| 41 | Objection / comment: This building was intended as a facility for racing staff on Race Days. This application   | <a href="#">19/00225/COMIND</a> | The lodge at Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse. | Erection of a three storey extension to the front elevation of The Lodge to provide additional rooms   |



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| <p>will more than double its size and result in its full use throughout the year, which will greatly increase the disturbance to the 25 or so local residents located at about 20 metres distant. The 120-bed hotel intended in the Racecourse planning consent, to be located near the Stands and so without these disadvantages, should be respected, and the lodge should not be adopted as a substitute for it. Examples of other dual-function lodges at Racecourses quoted by the applicant (York and Chester) are located remotely from residential accommodation.</p> |  |  |  |
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