

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 25 MARCH 2019 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Miles Evans; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Tony Stretton.

In Attendance

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

264. APOLOGIES

Councillors Adrian Edwards, Dave Goff, Kuldip Singh Kang.

Councillor Andrew Steel was absent.

265. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford 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 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 Anthony Pick declared that he had a prejudicial interest and took no part in the vote: **19/00548/HOUSE**. The Vice-Chairperson, Councillor Jeff Beck took the chair for this item of business.

In considering the following application, Councillor Jo Day declared that she had a prejudicial interest and took no part in the vote: **19/00618/FULD**.

In considering the following application, Councillor Tony Stretton declared that he had a prejudicial interest and took no part in the vote: **19/00512/HOUSE**.

In considering the following application, the whole committee declared that they had an interest and made no comment: **19/00659/ADV**.

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266. 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 4th March 2019, be approved and signed by the Chairperson.

267. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

268. MEMBERS' QUESTIONS AND PETITIONS

Members received the following question from Mrs Wendy Berkeley, owner of Empire Café / Upper Crust, Mayors Lane, Newbury:

"I would like to ask how the following concerns are to be addressed regarding safety for pedestrians & access to already under siege businesses on Mayor's Lane:

- 1) Delivery vehicles need access to rear of Mill Reef House and at least 6 other businesses including Empire Café and Motorist Discount as this will pose difficulty with increased use of this narrow two way road?
- 2) Right angle turn by the Chestnut tree into Highfield Avenue is too tight for two way traffic?
- 3) Narrowness of road clearly poses massive safety issues and I would like to ensure this is addressed."

The Chairperson responded by saying that these issues would be discussed as part of agenda item 9 (The Market Street Development, Newbury).

269. SCHEDULE OF PLANNING APPLICATIONS

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

270. SCHEDULE OF PLANNING DECISIONS

Information was received and noted by the committee.

**271. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 18/02200/FUL – CONVERSION OF TV ROOM INTO BEDROOM
WITH SHOWER FOR 39 CRESSWELL ROAD, NEWBURY.**

It was agreed that there would be no changes to Members' previous comments.

272. THE MARKET STREET DEVELOPMENT, NEWBURY

Members received a presentation from Kieran Hodges, Design Manager of Engie, Thelma Mannion, Architect, and Dermot Daly on the discharge of conditions for the Market Street Development.

After much discussion the following answers were given:

There is a condition for the old bus station to be used as a temporary car park for use by WBC staff (Not public) and the area by the Quaker House will be used by British Rail. This is still in discussion, however, it is intended that right of way will be given to those entering

the car park rather than those leaving. Members were informed that there will be a team monitoring the traffic flows on a daily basis

Demolition traffic will be straight in and out via Highfield Avenue.

It has been stated that spoil will be removed from the site by lorry. Councillor Evans asked "Why is this not being done by rail?" Mr Hodges agreed to ask the question and respond with his reply.

Concerns regarding the road surfaces were discussed. Mr Hodges assured Members that the roads in development would be paved and NOT tarmac. The only areas that will be of tarmac will be the car parks.

Concerns regarding rubbish being left on site are still to be sorted.

Mrs Berkeley also asked for health & safety reasons, if the cluster lights can be switched back on, this would help with residents walking along the narrow entrance / exit when construction / WBC officer vehicles are entering / exiting the site.

Mr Hodges agreed to give the council contact details for someone to handle any further complaints.

273. STREET AND BUILDING NAMING – DEVELOPMENT OF NEXUS HOUSE, DERBY HOUSE LAMBOURN HOUSE IN NEWBURY BUSINESS PARK, NEWBURY

Members made no comment regarding the naming of this development.

274. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Information was received and noted by the Committee.

The Planning Application for 19/00019/HOUSE, for 19 Battery End, Newbury was approved at Western Area Planning Committee.

275. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing new to discuss at this time.

276. 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 20.47 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	19/00486/HOUSE	41 Martingale Chase, Newbury for Mr & Mrs Powell	Convert integrated ground floor garage into living room/study. Take down garage door and erect a small wall and window. Create a door from the garage into the passage way inside the house.
2	No objection/comment: On condition that the new 1½ m wall is compatible with the neighbouring walls on either side	19/00459/HOUSE	25A Kiln Road, Newbury for Ms Trina Young	New retaining wall to front garden and new pitched roof to replace a flat roof over the porch.
3	No objection/comment: On condition that: 1) 5 on-site car parking positions are provided for the two houses as required by the Highways Officer. 2) The cycle storage for No. 90, removed by this proposal, is restored	19/00244/FULD	90 Turnpike Road, Newbury for RSS Property Investments	Erection of new dwelling.
4	No objection	19/00548/HOUSE	Squirrels, Woodridge, Newbury for Mr & Mrs Nick Seymour	Extensions and alterations to The Squirrels.
5	No objection	19/00583/HOUSE	18 Oaken Grove Newbury for Mr J Lewington and Ms P Harris	Two storey and single storey extension to rear.
6	No objection	19/00556/HOUSE	44 Berkeley Road, Newbury for Mr & Mrs T Arkley	Demolition of existing garage and outhouse. Construction of rear two-storey extension.
7	No objection/comment: We assume that the proposed building is too small for the BREEAM standard to apply	19/00553/FUL	The Winchcombe School, Newbury for West Berkshire Council	Regulation 3: Proposed new nursery building with associated external works. The proposed development will replace application 17/00279/FUL – No changes to the use of the site.
8	Not considered, because of a prejudicial conflict of interest with the Town Council.	19/00659/ADV	Shelter 2, London Road, Newbury for Clear Channel UK Ltd	Upgrade of existing double sided paper advertising panels to double sided digital advertising panels forming integral part of bus shelter.
9	No objection	19/00618/FULD	Greenlands View, Springfield Lane, Newbury for Mr Alan Green	Section 73A: Variation of Condition 12 - Approved plans, of planning permission 15/01154/FULD Amendment relates to 15 and 16 Robertson Close.
10	No objection/comment: Provided that the height of the proposed new roof will not cause inconvenience to neighbours.	19/00373/HOUSE	42 Wendan Road, Newbury for Mr & Mrs Russell	New pitched roof at steeper pitch

11	No objection	19/00461/HOUSE	42 Wendan Road, Newbury for Mr & Mrs Russell	S73 Variation of condition (2) of planning permission 18/02305/HOUSE
12	No objection	19/00516/HOUSE	26 Wendan Road, Newbury for Lindsay Fleming	Two storey side extension, single storey rear extension, garage conversion and internal alterations.
13	No objection	19/00499/HOUSE	4 Tudor Road, Newbury for Mr & Mrs S Schollar	Two Storey Side Extension
14	No objection	19/00512/FULD	1 Bridge Street, Newbury for BDZ Holdings	Section 73: Removal of condition 3-noise mitigation of previously approved application 18/01882/FULD : Retrospective changes of use of the first floor from offices (B1) to restaurant (A3) and change of use of the second floor offices (B1) to residential (C3).
15	No objection	19/00403/ADV	98 Northbrook Street, Newbury for Scott Waters Opticians	1 x Fascia Sign and 1 x Projecting Sign.
16	No objection	19/00387/FUL	74-76 Northbrook street, Newbury for Mr Pawlin	Shopfront upgrade.
17	Objection/comment: We support the objection to an internally illuminated sign in a Conservation Area as contrary to the SPG on Shopfronts and Signs	19/00388/ADV	74-76 Northbrook street, Newbury for Mr Pawlin	Various signage upgrade.
18	No objection	19/00498/ADV	Land at Hutton Close, Newbury for David Wilson Homes	Application for advertisement consent to be displayed on the site.
19	Not considered, because of a prejudicial conflict of interest with the Town Council.	19/00658/ADV	Shelter, Parkway, Newbury for Clear Channel UK Ltd	Upgrading of double sided paper advertising panels to double sided digital advertising panels forming integral part of bus shelter.
20	No objection	19/00527/LBC2	54 Northbrook Street, Newbury for Jonathan Radgick	Removal of existing failed and leaking tiled roof, reuse tiles were possible, grade and replace broken ones.
21	No objection/comment: Trees should be planted along the footpath Shaw 4/4 in order to mitigate the loss of the natural landscape. The footpath itself should be protected	19/00442/OUTMAJ	Land Adjacent To Hilltop Oxford Road, Donnington, Newbury for David Wilson Homes (Southern)	Section 73: Variation of Condition 1 (approved plans) and Condition 14(A339 Underpass CCTV) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 Outline Application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha land. A 400m2 local centre (Use class A1/A2/D1/D2 – no more than 200m2 of A1) on 0.29ha of land,

				one form entry primary school site on 1.71ha of land public open space, landscaping and associated highway works. Matters to be considered: Access.
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