

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 15th July 2019 at 7.30pm.

Present

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Chris Foster; Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Martha Vickers; Tony Vickers (Chairperson).

In Attendance

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

46. Apologies

Councillors Jon Gage, Vaughan Miller, Andy Moore (Cllr. Martha Vickers, sub) & Gary Norman (Cllr. Billy Drummond, sub).

47. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, Stephen Masters, Martha Vickers 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, Stephen Masters & Martha Vickers who are Substitute 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."

In considering the following application, Councillors Phil Barnett, Jeff Beck, Roger Hunneman, Martha Vickers & Tony Vickers declared that they had been lobbied:
19/01462/FUL

48. Minutes

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

- **Minute No. 38:** IT was noted that Councillor Gary Norman would attend the Western Area Planning Committee Meeting. Councillor Gary Norman did not attend and Councillor Nigel Foot attended but could not represent Newbury Parish Council, as no notification of attendance had been submitted to the clerk of the committee meeting.
- **Minute No. 32:** Observations recorded at appendix 1 were sent to West Berkshire District Council, The day after the meeting.
- **Minute No. 31:** We thanked Kieran Hodges for the presentation from ENGIE on the update of the Market Street Development.
- **Minute No. 39:** the committee requested a presentation from the planning authority, when a significant change to the plans, has meant that the Planning Authority is ready to determine one or both outline applications, to the Joint Working Group of Newbury Town Council and Greenham Parish Council (without the public present).
- **Minute No. 40:** The Canal Working Group meets 16th July to start work on drafting a development plan, to comeback to this committee.
- **Minute No. 41:** We sent the Council's response to the consultation on the Thames Valley Berkshire Local Enterprise partnership's Local Industrial Strategy Framework Document and since received a response from the LEP that they have complete an energy strategy which had been circulated to members.
- **Minute No. 42:** Response received from West Berkshire Council Highways about the management of parking on Northbrook & Bartholomew Street, the response has been circulated to members.
- **Minute No. 43.** Chief Executive officer has written to West Berkshire District Council regarding Refuse bins on Wharf Street. Councillor Martha Vickers notified the CEO that some of the bins had been abandoned by previous businesses in the area. CEO has requested that the waste management team at WBC investigate.

Proposed: Councillor Jeff Beck

Seconded: Councillor Phil Barnett

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 24th June 2019, be approved and signed by the Chairperson.

49. Questions and petitions from members of the public

There were none.

50. Members' questions and petitions

Councillor Phil Barnett Asked the Following Question:

“Can this planning and highways committee of Newbury Town Council encourage the responsible authority of the land between Kings Road West and the Sainsbury’s roundabout to tidy up the area?”

The Chairperson replied with the following Answer:

“We believe that the land to which you refer belongs to the Highways Authority, West Berkshire District Council. We have been advised that this will be addressed by the grounds maintenance contractors within the next month. Also, once the roadworks on the A339 are finished, the roundabout will be largely cleared and replanted over the winter.”

Councillor Foot asked that WBDC consider wild flowers and pollinators to give added environmental value to the re-planting.

51. Schedule of planning applications

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

Members requested that David Wilson Homes & Sovereign House be invited to give a presentation and update on 19/01430/FULEXT Land at Hutton Close, Newbury.

52. Schedule of prior approval applications

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

53. Schedule of prior approval applications

Information was received and noted by the Committee.

54. Schedule of planning decisions

Information was received and noted by the Committee.

56. Update from the Western Area Planning Committee

Two Newbury parish planning application considered and approved at the Western Area Planning Committee Meeting on Monday 10th July, the first application was 24

Donnington Square, Newbury. The second application was 6 Northwood Drive, Newbury.

57. Sandlesford Park Working Group – update

Thames Water submitted comments to West Berkshire Council, stating that there would need to be a significant infrastructure put in place for the development to be undertaken. The costs of this will have to be met by the developers.

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

Information was received and noted by the committee.

Agreed to add the following items:

Speed limit on the A339, south of the Tesco Roundabout

Consultation on The West Berkshire Economic Strategy

The future of the Kennet Centre

Secure bike parking in the Town Centre

The West Berks Winter Service Plan

A presentation on CIL Collections

Members asked that the agenda includes a reminder that the deadline for questions is 2.00 pm on the day of the meeting.

There being no other business the chairperson declared the meeting closed at 21.09 hrs

Chairperson

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

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection	19/01420/FUL	Ridgeway Audi, Faraday Road, Newbury for Marshall Motor Group Ltd	Refurbishment of existing showroom through the revision and reconfiguration of ground and first floor accommodation, along with the rationalisation of the elevations. Proposals also include new external lighting.
2	No objection	19/01430/FULEXT	Land at Hutton Close, Newbury for David Wilson Homes	Section 73: Variation of Condition 2 (Plans) of previously approved application (17/01348/FULEXT): Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated and infrastructure.
3	No objection	19/01638/LBC2	47 Shaw Road, Newbury for Hannah Guthridge	Remove slates, replace any damaged batons, replace existing damaged slates, put back slates in good condition. Works to entire roof.
4	No objection provided that the comments provided by the Case Officer, are acted on by the applicant.	19/01641/HOUSE	2 Hop Gardens, Kiln Road, Newbury for Miss P Brown	Proposed single storey front extension and internal alterations.
5	No objection	19/01553/HOUSE	32 Regnum Drive, Newbury for Mr Broom-Edwards	Extension and alterations including loft conversion.
6	No objections provided that 50% of the 25 car parking spaces are allocated for	19/01585/FUL	Unit 9, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Holdings Ltd	Creation of an additional 25 car parking spaces.

	Community transport, Electric car charging and Cycle storage.			
7	Support	19/01589/FUL	Hilary House, St Johns Road, Newbury for Sovereign Housing Association	Replacement existing upvc windows with more efficient UPVC windows.
8	Support	19/01672/FUL	Waterside Youth and Community Centre, Waldegrave Place, Northbrook Street, Newbury for Berkshire Youth	Refurbishment, partial demolition and extension of existing Community Youth Centre to modernise and enhance the facilities together with hard landscaping, boundary treatment and external lighting.
9	No objection	19/01604/FULD	Unit 9, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Split the unit into two separate units, rear extension to provide dock loading bay and complete change to the front and side elevations including external paving.
10	No objection	19/01708/HOUSE	83 Kings Road, Newbury for Mr & Mrs Page	First Floor side extension.
11	Support	19/01557/FUL	Angel Court, Pelican Lane, Newbury, for Sovereign Housing Association	Replace the existing stained timber with single glazed windows with upvc side opening casement double glazed units in brown wood effect to match existing colour.
12	No objection	19/01531/HOUSE	10 Holborne Close, Newbury for Richard Wyatt	Proposed side extension. Render part of existing property. Proposed new detached garage with enlarged parking and new retaining wall.
13	No objection provided the extended hours are only in relation to sporting activities.	19/01384/FUL	Newbury Athletics, Fifth Road, Newbury for St Bartholomew School	Section 73: Variation of Condition 13 (Hours of Use) of previously approved application (18/ 03144/FUL): Demolition of the pavilion and erection of a single storey replacement pavilion and new parking area.

14	No objection	19/01499/HOUSE	9 Henshaw Crescent, Newbury for Mr & Mrs Cantwell	Proposed rear extension.
15	No objection	19/01507/FULD	40 Fifth Road, Newbury for Mrs Kang	Convert existing dwelling into 2 dwelling houses, including demolition of attached garage/store and erection of 2 storey side extension.
16	No objection	19/01704/HOUSE	9 Holborne Close, Newbury for Mr & Mrs Holland	Formation of habitable room in roof space with 3no front dormers and raised ridge line.
17	No objection, Members support comments from Highways.	19/01705/HOUSE	13 Garford Crescent, Newbury for Mr Sleep & Miss Hamblin	Two storey side extension.
18	No objection	19/01560/FUL	1-8 Maidenhead House, Bartholomew Street, Newbury for Sovereign Housing Association	Replace existing timber windows with white timber window of the same fenestration and design.
19	No objection	19/01435/LBC2	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	New signage to rear elevation.
20	No objection	19/01436/ADV	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	New signage to rear elevation.
21	No objection	19/01625/FUL	73 London Road, Newbury for Mr D Rai	Change of use from HMO to 4 self-contained flats with side extension. Internal remodelling, replacement of windows, fascia and soffits, doors to lower ground floor, new entrance door, steps, demolition and replacement of side storey with extension, raised roof line, provision of bin storage and widened access to front garden.

22	Support	19/01462/FUL	19 Cheap Street, Newbury for Empire Café (Newbury) Ltd	Change of use for temporary period of 36 months from meeting / function room to meeting room / office use (B1) at the rear of Empire Café (Mayors Lane)
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Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No objection	19/01554/PASSHE	15 Chesterfield Road, Newbury for Frances Fernandes	Single storey rear extension 5.8m beyond the rear wall x 2.9m Maximum height x 2.8m height at eaves