

**Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Wednesday 28 August 2019 at 7.30pm.**

**Present**

Councillors Phil Barnett; Billy Drummond (named substitute); Nigel Foot; Chris Foster; Jon Gage; Pam Lusby Taylor; David Marsh (named substitute-left at 20.46); Vaughan Miller; Andy Moore; Gary Norman; Tony Vickers (Chairperson).

**In Attendance**

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

**77. Apologies**

Councillors: Jeff Beck, Roger Hunneman, Stephen Masters.

**78. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Billy Drummond, Andy Moore, David Marsh 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 Andy Moore 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 applications, Councillor Andy Moore declared that he had a personal interest: 19/01730/FULD, 19/02090/FULD.

**79. Minutes**

**Proposed:** Councillor Phil Barnett

**Seconded:** Councillor Nigel Foot

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 5<sup>th</sup> August 2019, be approved and signed by the Chairperson.

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

A) West Berkshire Council (WBC) has been requested to extend the present 30 mph speed limit on the A343 Andover Road southwards to the vicinity of the junction with Smallridge or even to where the current 40 mph limits starts at the Wash Water bridge over the Enbourne and to reduce the current speed limit on the A339 from the Swan Roundabout to Monks' Lane, by writing to the Speed Limit Review Panel – 40 mph recommended.

WBC has replied that Traffic and Road Safety officers will add these to their list of assessments to be taken through the Speed Limit Review Panel and advise this Council of likely timescales.

B) The CEO wrote to WBC asking why only 2 conservation areas have been designated for Newbury and when the other 51 might be assessed for appraisals. The Conservation officer has replied that WBC are currently in the process of creating a Conservation Area review prioritisation methodology. The prioritisation methodology will help identify those conservation areas that are under the greatest level of pressure from development and have been subject to the greatest level of change and potentially harm to their character and appearance. The methodology will also be designed to identify the level of inaccuracy evident in the existing conservation area boundaries. Due to the number of conservation areas and the level of resource available, the aim is to target their limited resources at the conservation areas most at risk.

Members were not satisfied with this response and agreed that the Town council should continue to pursue this matter.

C) Consultation responses sent re:

- The Draft-West-Berkshire-Economic-Development-Strategy-2019-2036,
- The West Berkshire draft Revised Statement of Community Involvement and
- The traffic order for Bear Lane, Cheap Street, Market Street and A339 Newbury

D) In response to the Council's request for secure bike racks in the ground floor of the Kennet Centre car park, WBC said that this matter had been considered in 2017 and it was felt that this was not a good mix of users in this location.

The Cycle Forum have identified the following additional locations:

- Lidl, London Rd, Newbury
- Budgens / Garlands, Pangbourne
- Cooperative, Pound St, Newbury
- Hospital, Benham Hill, Newbury
- Bus layby, A4 Bath Rd, Woolhampton / Midgham

The Committee noted that these have not yet been programmed and agreed to pursue this through the Cycling Forum.

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

There were none.

**81. Members' questions and petitions**

Councillor Chris Foster asked the following Question:

"I was surprised to read reports that Parkway asked the Newbury Weekly News not to publish images of the school climate strikers on July 19th. Private ownership of the streets in the complex does actually raise an issue directly connected to the climate emergency. As well as supporting civil liberties, public ownership of streets enables joined-up planning so that walkers and cyclists can have more convenient routes between destinations. Through comments on applications and other activities, will this committee support the principle of public ownership of public spaces and work against further privatisation of highways in Newbury?"

The Chairperson responded with the following answer:

"This Committee wishes to support your request but every case brought before this Committee will be considered on merit."

**82. Schedule of planning applications**

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

**83. Schedule of planning decisions**

Information was received and noted by the Committee.

**84. Schedule of licensing applications**

It was agreed that the following observation be submitted:

- **Premises License 19/00978/LQN (New) – 59 Bartholomew Street, Newbury.**

Applicant: Julia Polish Food Ltd

No objection

**85. Schedule of appeal decisions**

Information was received and noted by the Committee.

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

**Application No: 18/01762/FULD - for Redbrick House, 5 Oxford Road, Newbury for Extension of the existing second floor and construction of a new third floor on existing building to provide five extended and two new residential units, construction of refuse storage, provision of car and cycle parking and associated landscaping.**

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

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

**Application No: 18/02205/FUL for 21 Woodside, Newbury for Semi-detached house being used as 6 bedroom HMO. Change of use for bedroom 7 to be used as HMO.**

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Nigel Foot

The Committee noted that the Planning Authority judged that the proposed development would cause an unacceptable increase in on-street parking/reversing movements on the local highways infrastructure adversely affecting road safety and the free flow of traffic contrary.

**Resolved:** That the Committee supports the decision of the Planning Authority and that the CEO advise WBC and The Planning Inspectorate of this.

**88. Highways Consultations**

- **88.1 Newbury Wharf Bus Station Newbury**  
Members objected to WBC's proposed increased charges for coaches using the bus station at The Wharf and proposed that there should be No charges for visiting National Buses and Coaches as it was felt that visitors should be encouraged to visit Newbury.
- **88.2 Waiting restrictions on Kings Road and Racecourse Road**  
It was agreed that the CEO resend this information (Appendix 6.2) to Members and that any comments should be sent directly to WBC by each individual Councillor. If time allows this could be reconsidered at the next meeting scheduled for Monday 16<sup>th</sup> September.

- 88.3 The Winter Service Plan  
Members asked that priority be given to the 3 underpasses on the A339 as these are key infrastructure for pedestrians and cyclists going to and from the Town Centre.

#### **89. The Heritage Working Group**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jon Gage

**Resolved:** That the terms of Reference for The Heritage Working Group, as set out in Appendix 7 of the agenda, be adopted.

#### **90. GWR's Customer and Community Improvement Fund**

It was agreed that Members should forward any comments to the CEO by Friday 30<sup>th</sup> August at which time he will collate the information in a bid to apply for these funds.

#### **91. Update from the Western Area Planning Committee**

There was no update from this Committee as no meeting had been held.

#### **92. Sandford Park Working Group – update**

No further information has been received regarding ongoing discussions between the developers.

Thatcham Town Council has contacted Thames Water requesting more information regarding their comments about supply issues.

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

It was agreed to add the following items to the Work Programme:

A) Paths that have Cycle ban signs to be reviewed.

B) A survey of all pathways/rights of way

“Thousands of footpaths, alleys and bridleways across the UK face being lost forever within a decade under a clause in right-to-roam legislation, campaigners have warned.

From 1 January, walkers, horse riders – and even those taking regular shortcuts to the shops in towns – will have 10 years to apply to save any rights of way that existed before 1949 but do not appear on official maps.”

C) Secure arrangements for Town Centre bike parking

**There being no other business the chairperson declared the meeting closed at 21.40 hrs**

**Chairperson**

Draft

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

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	Objection/comment: Members felt this is an overdevelopment of the site; unsatisfactory access arrangements	<a href="#">19/01850/FULD</a>	Land North of 4 and South of 8 Edgcombe Lane, Newbury for Mr & Mrs Marshall & Derek Howe	Demolition of outbuilding and construction of 2 no. semi-detached dwellings with Highways improvements
2	No objection	<a href="#">19/01895/FULD</a>	102 Turnpike Road, Newbury for Mr & Mrs Hayward	Proposed conversion of existing 3-bedroom house into 2no. apartments, 1x2 bedroom and 1x1 bedroom with associated parking, amenity, bin and cycle storage
3	Support	<a href="#">19/02006/REM</a>	115 London Road and Part of Merchant Court, Kelvin Road, Newbury for Rissance Ltd	Approval of reserved matters following outline permission 16/00924/OUTMAJ – Outline application for development of 35 apartments containing a mixture of 1, 2 and 3 bedrooms and 1,700sqm B1 Office Space. Matters seeking consent Appearance
4	No comment	<a href="#">19/02067/HOUSE</a>	24 Cromwell Road, Newbury for Mr & Mrs Green	Section 73: Variation of condition 2 'approved plans' and 3 'materials' of approved application 18/03101/House: Installation of an ancillary garden annex known as a 'Zedbox'
5	No comment	<a href="#">19/02047/HOUSE</a>	8 Hedgeway, Newbury for Mr & Mrs Pounds	Single storey rear extension. New porch and increased parking to front of property
6	No objection	<a href="#">19/01653/FUL</a>	Unit 4, Plenty Close, Newbury for Beninca Automation	Expansion of mezzanine floor (74 SQM) and creation of Trade Counter (57 SQ AM)

7	No objection/comment: as long as the Highways Officer is satisfied with the proposals	<a href="#">19/02007/HOUSE</a>	5 Cheriton Close, Newbury for Andre Lucas & Sandra Davis	Two Storey rear and single storey side extensions
8	No objection	<a href="#">19/02028/HOUSE</a>	19 Abbots Road, Newbury for Miss Ellison and Mr Walker	Demolish rear conservatory, side garage and porch. Construct new 2 storey side and rear extensions and a single storey side porch extension. Construct new side dormer to create bathroom
9	No objection	<a href="#">19/02062/HOUSE</a>	48 Priory Road, Newbury for Iain & Jenny McCowie	Single storey extension
10	No objection	<a href="#">19/01971/HOUSE</a>	97 Greenham Road, Newbury for Mrs V Beet	Demolition of existing extension and conservatory and construction of a replacement extension
11	No objection	<a href="#">19/02105/FUL</a>	Unit 2 Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Proposed works to front elevation
12	No objection	<a href="#">19/02064/HOUSE</a>	17 Denman Drive, Newbury for Edmund Wontner	Single storey side extension with lean-to roof
13	No objection	<a href="#">19/02103/FUL</a>	31 Bone Lane, Newbury for Mr J Kane	Erection of a detached B1 (c) B8 Commercial Unit with ancillary B1(a) accommodation and vehicle and cycle parking
14	No objection	<a href="#">19/02069/HOUSE</a>	38 Chaucer Crescent, Newbury for Mr D Wilcock	Side and rear extension
15	No objection	<a href="#">19/02011/HOUSE</a>	Dunira, Tydehams, Newbury for Lorraine Wilson & Tony Hillier	Two Storey rear and side extension
16	No change to our previous comments of objection	<a href="#">19/01730/FULD</a> <b>Amended Plans</b>	67 Andover Road, Newbury for John & Jane Kane	New dwelling on land at No. 67 Andover Road, Newbury
17	Deferred until meeting on Monday 16 <sup>th</sup> September	<a href="#">19/02019/HOUSE</a>	63 Paddock Road, Newbury for Mr Aucott	Proposed single storey rear extension and single storey side extension



				predominantly in the footprint of the existing dilapidated garage. Replacement roof tiles and new rooflight.
18	No objection	<a href="#">19/01613/FUL</a>	1-8 St Joseph's Court, Charlton Place, Newbury for Sovereign Housing Association	Replace existing white UPVC windows with a more efficient white UPVC windows of the same style, layout and appearance
19	No objection	<a href="#">19/02051/FULD</a>	41A Newtown Road, Newbury for Bulfinch Homes Ltd	Conversion of retail unit to a self-contained one bed flat
20	No objection/comment: exiting access rights to No 19 Ley Gardens should be maintained	<a href="#">19/02090/FULD</a>	Land to the Rear of 15 Leys Gardens, Strawberry Hill, Newbury for Oxford Diocesan Board of Finance	New single storey 2-bedroom dwelling
21	No objection/comment: materials should be more in keeping with the building	<a href="#">19/01996/ADV</a>	26 Market Place, Newbury for EI Craft Union Pub Company	Refresh of external signage
22	No objection/comment: materials should be more in keeping with the building	<a href="#">19/01997/LBC2</a>	26 Market Place, Newbury for EI Craft Union Pub Company	Refresh of external signage
23	No objection	<a href="#">19/01966/FUL</a>	54-55 Bartholomew Street, Newbury for Mr Miah	External seating area to front of premises