

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 16th September 2019 at 7.30 pm.

Present

Councillors Phil Barnett; Jeff Beck; Billy Drummond (substitute); Nigel Foot; Chris Foster; Roger Hunneman; Stephen Masters; Vaughan Miller; Andy Moore & Gary Norman (Chair).

In Attendance

Gillian Durrant, Finance and Corporate Services Manager.
Kym Heasman, Corporate Services Officer

46. Apologies

Councillors Jon Gage, Tony Vickers & Pam Lusby Taylor.

47. Declarations of interest

The Finance and Corporate Services Manager declared that Councillors Phil Barnett, Jeff Beck, Stephen Masters, Andy Moore and Billy Drummond 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 Finance and Corporate Services Manager made the following statement on behalf of Councillor Phil Barnett who is a Member of West Berkshire Council Planning Committee and Jeff Beck and Stephen Masters 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."

48. Minutes

The Finance and Corporate Services Manager reported on the following actions from the previous meeting:

- **Minute No. 90: GWR Community Fund Bid**
West Berkshire Council has submitted a bid to the GWR Community Fund for additional signage to facilitate pedestrians and cyclists getting to the train station. Funding does not need to be committed at this stage, however, WBDC have requested that NTC contributes £10,000 to the scheme, and members agreed to discuss this at the P&H Committee meeting on 18 November when the 2020/21 budget is debated.
- **Minute No. 88: Responses to Consultations**
 - i) 88.1: The Chief Executive has responded to the consultation on the proposed charges for buses and coaches at the wharf as follows:

“The Town Council is against the proposed charges and recommends that the charges for coaches at the Wharf Bus interchange be removed entirely, in order to grow and encourage this important business for the Town Centre.

Please acknowledge receipt of this response.

Can you also please advise how this matter will be confirmed- will it require approval at member level or is this decision delegated to an officer?”

ii) 88.3 Highway Winter Service Plan 2019/20 – Consultation

WBDC will be starting the review of the Council’s Winter Service Plan w/c 9 September 2019. The policy will be subject to an Individual Decision by the Council’s Portfolio holder in mid-October 2019

iii) Appeal re Semi-detached house being used as 6-bedroom HMO. Change of use for bedroom 7 to be used as HMO. (Application reference: 18/02205/FUL)

The Chief Executive wrote to the Planning Inspectorate on 3 September, as follows:

“This is to advise you that Newbury Town Council has changed its opinion in this matter and now supports the decision of the Planning authority in this matter.

The Town Council now recommends that you uphold the decision of the planning authority and refuse planning permission for this proposal.”

- **Appendix to minutes: Application deferred from 28 August**

19/02019/HOUSE 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.

This was dealt with as item 13 on Schedule 2

- **Minute No. 88.2: Consultation re waiting restrictions on Kings Road and Racecourse Road**

This was deferred from the meeting on 28 August. Documents were sent to members last week. Member had no comments on this consultation.

- **Minute No 79.2 (B) Conservation Area Appraisals**

Gary Norman stated that the Heritage Working Group in collaboration with the West Berkshire Heritage Forum have been informed by Mr Brian Little, Planning and Transportation Policy Manager of West Berks District Council that the Prioritisation Methodology for Conservation Area Appraisals, including a timetable for carrying them out, will be agreed by the Council

during October. Gary Norman, with other representatives of both Heritage groups, is to attend a progress meeting with Mr Little on 10th October and will report back at the next meeting of this committee after this date.

Proposed: Councillor Pill Barnett

Seconded: Councillor Billy Drummond

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 28th August 2019, be approved and signed by the Chairperson.

Councillor Jeff Beck abstained in the vote.

49. Questions and petitions from members of the public

There were none.

50. Members' questions and petitions

The Following Question was asked by Councillor Nigel Foot:

“What can this council do to help speed up the promised reopening of the valued Speen Moors walk.”

The following response was received:

“It was agreed that NTC would write to Sutton Estates to say how much both residents and visitors enjoy the walk around Speen Moor, that the Council is concerned about the prolonged closure of the walk, and should be grateful if Sutton Estates would keep NTC informed of progress in re-opening the path.

Councillor Stephen Masters has spoken to the Countryside officers at WBDC who said the permitted path license expired in January 2019, and that Sutton Estates started felling trees without the consent of the Environment Agency. Councillor Tony Vickers has also been speaking to the Mid-West Berkshire Local Access Forum, and he will hopefully update the committee on this at the next meeting.”

51. Schedule of planning applications

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

54. Town and Country Planning Act 1990

Application No: - 19/00411/REM for Garden Land at 5 Normay Rise, Newbury for reserve matters application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and Scale.

Councillors did not agree with the previous committee's comments.

Proposed: Councillor Stephen Masters

Seconded: Councillor Billy Drummond

Resolved: That new comments of objection be submitted to the Inspectorate, that the proposed development is too big and will not fit in with the street scene and character of neighbouring houses.

56. Update from the Western Area Planning Committee

No information to receive.

57. Sandford Park Working Group – update

There was nothing new to report. The Finance and Corporate Services Manager agreed to ask Councillor Tony Vickers to email members with any updates.

10. Update on Section 215 of the Planning Acts

Members received the update.

Proposed: Councillor Nigel Foot

Seconded: Councillor Billy Drummond

Resolved that the Town Council make an official complaint under Section 215 to West Berkshire District Council requesting that action be taken against the owners of the former cycle shop in Bartholomew Street, due to its dilapidated state. Additionally, members have requested that the Chief Executive Officer write to West Berkshire District Council and ask that owners of the bins left in Wharf Street keep their bins on their own property.

Members did not identify any further buildings that are 'injurious to the amenities of the area'.

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

Proposed: Councillor Nigel Foot

Seconded: Councillor Billy Drummond

Resolved: That the Update on Section 215 of the Planning Acts be added to the agenda for the next meeting to consider how often this matter should be reviewed (currently quarterly)

There being no other business the chairperson declared the meeting closed at 21.18 hrs

Chairperson

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

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	Objection / comment: This is an over development of the area, poor access and egress and poor design of the undercroft parking.	19/02100/FULD	90 Turnpike Road, Newbury for RSS Property Investments.	Erection of new dwelling.
2	No objection provided use of appropriate materials.	19/02135/LBC2	49 Shaw Road, Newbury for Henry Kennedy	To Fit a standard 150mm diameter boiler flue to outside of building at the rear of the property, first floor, not visible from the street.
3	No objection.	19/02055/FUL	Ticktape House, 31 Bone Lane Newbury for Mr Kane	Conversion of existing ground floor offices to form mixed use comprising car showroom with retail component (mixed A1/A3(coffee shop), alterations to parking arrangements and provision of cycle stores, alteration of external elevations and upgrading of existing hard surfaced areas.
4	No objection.	19/02101/FULD	4C Gordon Road, Newbury for Mr & Mrs Scott Holland	Change of use of 4C Gordon Road into residential dwelling with first floor extension and associated works.
5	No objection.	19/02214/HOUSE	11 Mount Close Newbury for Mr and Mrs Taylor	Proposed two-storey front extension, with new front porch and new roof over existing garage. Additional parking with widened front access and dropped kerb
6	No objection.	19/02168/HOUSE	35 Almond Avenue, Newbury for Mr & Mrs Weeks	Single storey side extension.
7	No objection.	19/02200/HOUSE	2 Donnington Square	Oak Framed Carport

			Newbury for Mr N Vidovich	
8	No objection, subject to the conditions required by the tree and conservation officers .	19/02098/HOUSE	17 Holborne Close, Newbury for Ian Symonds	Replace old damaged garage with a new double garage.
9	Objection / comment: This will be an overdevelopment and is out of keeping with the street scene.	19/02072/REM	Garden Land 5 Normay Rise, Newbury for Mr & Mrs Power	Reserved matters application following outline application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and scale.
10	No objection.	19/01493/ADV	Monument, 57 Northbrook Street, Newbury for EI Group PLC	Replacement fascia and projecting signage.
11	No objection.	19/01495/LBC2	Monument, 57 Northbrook Street, Newbury for EI Group PLC	Replacement fascia and projecting signage.
12	Members agree with previous comments submitted: Objections / comments, 1) There is a lack of amenity space and trees. 2) no cycling access/routes in the development. 3) Members support the comments and observations made by Shaw Cum Donnington Parish council. 4) Members supported the concerns made by the CCG.	18/03061/RESMAJ (Amended / Additional Plans)	Land Adjacent to Hilltop, Oxford Road, Donnington Newbury for David Wilson Homes	Reserved matters for phased development of 222 dwellings following approval of outline application 14/02480/OUTMAJ . Matters to be considered: Appearance, Landscaping, Layout and Scale.
13	No objection.	19/02019/HOUSE	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.
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