

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 18th November 2019 at 7.30 pm.

Present

Councillors Phil Barnett; Jeffrey Cant (substitute); Martin Colston (Substitute); Nigel Foot; Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Andy Moore; Gary Norman (Chairperson) & Tony Vickers.

In Attendance

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

87. Apologies

Councillors, Jeff Beck & Vaughan Miller.

88. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeffrey Cant, Stephen Masters, Andy Moore 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, Jeffrey Cant and Tony Vickers who are Members of West Berkshire Council Planning Committee 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."

In considering the following application, Councillor Tony Vickers declared that he had a Personal Interest and took no part in the vote: **19/02707/FULD**

In considering the following application, Councillor Stephen Masters declared that he had a Prejudicial Interest and took no part in the vote: **19/02767/COMIND**

89. Minutes

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

- **Minute No.77:** BT Tower –Councillors Gary Norman, Martha Vickers and the Chief Executive Officer will participate in a conference call regarding the Newbury BT Tower On Monday 25th November 2019
- **Minute No. 79:** Councillor Phil Barnett's Question - response was received from UCLH Charity regarding the empty properties of the Essex Wynter trust at Argyle road, Newbury. A number of the properties are still occupied by beneficiaries but, due to the various NHS re-organisations and the changing needs of nurses, it has been impossible to find sufficient qualified people who meet the residential criteria for the estate to be fully occupied. The two-storey cottages are becoming less suitable as current residents are in their senior years and their physical needs are increasing.

The beneficiaries are current and past NHS employees (nurses, midwives and other clinical staff) of The Middlesex Hospital and its successor body, University College London Hospitals NHS Foundation Trust. The trustees are actively looking at plans on how best to meet the objects of the charity and are looking at options for the estate at the moment.

The CEO was directed to request that The trust keeps the Council updated on proposals for these dwellings.

- **Minute No. 83:** Town Plan – Working Group are yet to convene to review the Town Plan.

Proposed: Councillor Phil Barnett

Seconded: Councillor Andy Moore

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

90. Questions and petitions from members of the public

There were none.

91. Members' questions and petitions

There were none.

92. 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 application, Councillor Gary Norman abstained in the vote: **19/02591/FULD**

93. Schedule of Appeal Decisions

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

**94. Town and Country Planning Act 1990
Application No. 19/01435/LBC2 for New signage to rear elevation for Camp Hopson, 7-11 Northbrook Street, Newbury.**

Members have the same opinion as previous comments submitted.

95. Update from the Western Area Planning Committee

There was no new information to receive at this time, the application for 5 Normay Rise, Newbury, was deferred to a later meeting.

96. Sandford Park Working Group – update

Cllr Tony Vickers reported that Greenham Parish Council would be requesting a meeting of the Joint Working group to prepare a response to application No. 19/02707/FUL (Park Cottage and Warren Road, Newbury for Donnington New Homes & Mr & Mrs Norgate)

97. Newbury Canoe Club

Members strongly support, in principle, the Canoe Club's proposals for a new access and offered to help regarding funding. It was suggested that the Canoe Club should also refer the matter to the District Council ward members to request funding through Members' Bids.

Proposed: Councillor Phil Barnett

Seconded: Councillor Andy Moore

Resolved to strongly support in principle, the Canoe Club's proposals for a new access

98. Key Performance Indicators

Councillors reviewed the Committee's current KPI's, and did not wish to change or add any further KPI's

99. Speed Indicator Devices

Proposed: Councillor Tony Vickers

Seconded: Councillor Martin Colston

Resolved: That Newbury Town Council supports West Berkshire's Speed Intervention Programme and the use by trained Councillors or volunteers of Speed Indicator Devices within the Town Council boundary, subject to the following conditions:

1. All potential SID operators are to be nominated by Newbury Town Council.
2. WBDC to inform the Council when SID training is successfully completed and also send a copy of the signed operators' agreements. (WBDC has now supplied a list of trained operators)
3. WBDC completes a standard risk assessment and asks the trained operator to work within those guidelines and report any issues so they can then assist to ensure everyone on the highway is safe.
4. Before the equipment is deployed, the operator or WBDC advises Newbury Town Council stating when and where this is to happen and what issue is being addressed.

The CEO will provide a list of Councillors and volunteers who are currently qualified to use the equipment. A press release will be published after the General Election on 12 December.

101 Consultation on Variation of Off-Street Parking and Market Street Charges

Members have no objection to the proposal.

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

Information was received and noted by the committee.

It was agreed to add an item to deal with parking at charging points for electric vehicles.

There being no other business the Chairperson declared the meeting closed at 21.56 hrs

Chairperson

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

| Running Order | Resolutions | Application Number | Location and Applicant | Proposal |
|----------------------|--------------------|---------------------------------|--|--|
| 1 | No objection | 19/02558/FULMAJ | Emerald House, Newbury Business Park, London Road, Newbury for Mountly Ltd | Increase the height of the building and replacement of mansard roof to include provision for a new third floor of residential accommodation (13 Units), provision of dormer windows on second floor and scheme of external design treatment to facilitate works. |
| 2 | No objection | 19/02734/HOUSE | Fidelio, London Road, Newbury for James Piper | Two storey side and rear extension, involving demolition of garage to side and extension to rear of kitchen. |
| 3 | No objection | 19/02762/HOUSE | 179 Walton Way, Newbury for Matt Wyles | Proposed garage conversion, ground floor rear extension, floor plan redesign and all associated works. |
| 4 | No objection | 19/02525/HOUSE | 79 Greenham Road, Newbury for Nicholas Pearson | Replace and raise roof on existing garage. |
| 5 | No objection | 19/02546/FULEXT | Sterling Industrial Estate, Kings Road, Newbury for Nelson Land Limited. | Section 73A: Variation of Condition 1 (approved Plans) of previously approved application (15/00319/FULEXT): Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, carparking and landscaping. |
| 6 | No objection | 19/02672/ADV | McDonald's, Newbury Retail Park, Pinchington Lane, | The installation of three new digital freestanding signs and a 15" digital booth screen. |

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| | | | Newbury for McDonalds Restaurant Ltd | |
| 7 | No objection | 19/02691/FUL | Vets 4 Pets, 3 Adlam Villas, Greenham Road, Newbury for Stuart Metcalfe | Section73: Variation of Condition 3 (No other use) of previously approved application (03/00679/FUL): Change of use to Veterinary Surgery. |
| 8 | No objection | 19/02675/FUL | 34 Stanley Road, Newbury for Oliver Campbell | Single storey rear extension creating new entrance for disabled people. |
| 9 | No objection | 19/02703/ADV | 2A Hambridge Road, Newbury for Squeegee and Ink | LED Display to display business advertisements on the premises near the roadside where there are already signage posts. |
| 10 | No objection | 19/02768/HOUSE | 61 York Road, Newbury for Husky Design Ltd. | Section 73: Variation of Condition 2 (Approved Drawings) of previously approved application (18/00547/HOUSE): Additional alterations to the rear of the premises, extending dormer and additional roof lights to front of the house. |
| 11 | No objection | 19/02759/HOUSE | 1 Rose Villas, The Folly, Newbury for Mr & Mrs Williams | Proposed single storey rear and side extension to create dining area/garden room. |
| 12 | No objection | 19/02591/FULD | 44 Donnington Square, Newbury for Mr C Roberts & Mrs D L Newton-Terry | Demolition of existing dwelling and erection of a replacement dwelling together with associated works. |
| 13 | No Objection | 19/02279/FULD Amended Plans | Land Adjacent 4 Croft Lane, Newbury for G & R Wilson | New 3 Bed House. |
| 14 | No Objection | 19/02595/HOUSE | 62 Elizabeth Avenue, Newbury for Mr & Mrs Hook | Demolition of garage and erection of extension to front and side. |
| 15 | No objection | 19/02632/HOUSE | Allington Lodge, Round End, Newbury for Mr & Mrs Jones | Demolition of existing garage and dining room with internal alterations. Proposed ground floor side extension to include sitting room/kitchen/WC |

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| | | | | and dining room. New roof light in existing roof. |
| 16 | No objection. | 19/02681/HOUSE | Doric House, Tydehams, Newbury for Claire & Ian Barratt | New outdoor pool and summerhouse. |
| 17 | No objection. | 19/02673/HOUSE | 6 Gwyn Close, Newbury for Miss A Barefoot | Proposed part two storey part first floor side extension following part demolition of existing single storey extension, part garage conversion and replace single storey flat roof over porch/garage with pitched roof. |
| 18 | Strong Objection / comments: 1. The application will have a negative impact on road safety near the school. 2. There will be a negative impact on the environment, with the removal and damage to hedges and trees. 3. The application has an adverse effect on an established public footpath. 3. This application is clearly not relevant to the access needs of Warren Farm. 4. If this application has any relevance to the proposed Sandleford Park Development, it needs to state this clearly rather than mention as an aside. Further, if this is the case, it is very premature and should not even be considered | 19/02707/FUL | Park Cottage and Warren Road, Newbury for Donnington New Homes & Mr & Mrs Norgate | Improvements and enhancements to Warren Road to serve Warren Road to serve New Warren Farm following demolition of Park Cottage with associated landscaping and trees. |

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| | unless it forms part of the overall application for permission for the whole Sandleford Park Development, which should include a comprehensive design, with supporting evidence, for all access to the site. | | | |
| 19 | Members of the committee have no comments to make and are in agreement with the comment made by the Highways Officer in the lack of information provided. | 19/02630/FULD | 1 Gilroy Close, Newbury for Mr G Howe | New 2 storey 2-bed dwelling with minor internal alterations to 1 Gilroy Close, Newbury and associated external works. |
| 20 | No objection, provided the Highways Officer is satisfied. | 19/02798/HOUSE | 25 Sutherlands, Newbury for Mr & Mrs Bell | Two-storey rear extension, dormer windows and associated works. |
| 21 | No objection | 19/02626/LBC2 | 17 The Broadway, Newbury for David Luff | Repair works to existing Cornice and repair works to existing first and second floor windows. |
| 22 | No objection | 19/02257/ADV | 63 Bartholomew Street, Newbury for Alexander Smith | Replacement fascia sign to front elevation with new small projecting shop sign perpendicular to building. |
| 23 | No objection | 19/02258/LBC2 | 63 Bartholomew Street, Newbury for Alexander Smith | New external signage to replace existing and internal alterations to include new fixed furniture and removal of modern suspended ceiling. |
| 24 | No objection | 19/02679/HOUSE | 7 Rectory Close, Newbury for Mr & Mrs Thomas | Single storey rear extension with internal alterations and timber frame car port to side includes demolition of existing garage. |
| 25 | No objections | 19/02676/HOUSE | 37A Russell Road, Newbury for Peter Richardson | Section 73: Variation of Condition 2 – Approved plans of previously approved application 18/00541/HOUSE: |

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| | | | | Demolish single-storey garage and rear conservatory. Proposed two-storey side and rear extension and loft conversion, to create large family home. Widen existing dropped kerb access to provide four off road parking spaces. |
| 26 | No objection | 19/02702/LBC2 | 23-24 Northbrook Street, Newbury for Shuropody | New non-illuminated sign decorates shopfront and internal shop fit. |
| 27 | Support. The design of the redevelopment has taken great care to address the potential concerns of all parties, is environmentally sound, and will provide a significant community facility. | 19/02767/COMIND 19/02841 | Newbury Baptist Church, Moreton Hall, Cheap Street, Newbury for Mr P Davey | Redevelopment of site compromising retention of main church building; demolition of single and two storey elements and erection of part single, part two storey extension to main church building to provide enlarged and enhanced community facility. |
| 28 | No objection | 19/02787/FUL | 21 Market Place, Newbury for The Sushi Maki Newbury Ltd. | Addition of internal stud walls to create storage room and entrance for toilet, wood cladding the walls and concrete finish – chance of use from A1 to A3. |
| 29 | No objection. | 19/02788/LBC2 | 21 Market Place, Newbury for The Sushi Maki Newbury Ltd. | Addition of internal stud walls to create storage room and entrance for toilet, wood cladding the walls and concrete finish – chance of use from A1 to A3. |