

**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 9<sup>th</sup> December 2019 at 7.30pm.**

**Present**

Councillors; Jeff Beck; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; Andy Moore; Gary Norman (Chairperson) & Tony Vickers.

**In Attendance**

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

**103. Apologies**

Councillors, Phil Barnett and Vaughan Miller  
Absent: Stephen Masters

**104. Declarations of interest**

The Chief Executive Officer declared that Councillors Jeff Beck, 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 Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore 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 Agenda Item 16 (Proposed Base Station Upgrade - Wash Common Water Tower, Battle Road, Newbury), Councillor Jeff Beck declared that he had a personal interest.

In considering the following application, Councillor Andy Moore declared that he had a personal interest and took no part in the vote: 19/02808/HOUSE

**105. Minutes**

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

- **Minute No. 97:** Newbury Canoe Club was advised that this Committee strongly support, in principle, their proposals for improved access and suggested that they contact members of WBDC re members bids for funds.

**Proposed:** Councillor Nigel Foot  
**Seconded:** Councillor Tony Vickers

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 18<sup>th</sup> November 2019, be approved and signed by the Chairperson.

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

There were none.

**107. Members' questions and petitions**

Question received from Councillor Tony Vickers, asked by Councillor Elizabeth O'Keeffe on his behalf:

*"What measures does this council think could and should be taken to ensure that better use is made of the Highway Authority's investment in electric charging points at the roadside in streets where there is a Residents Parking Scheme, in the light of the fact that at present it is almost impossible for an electric vehicle to access these points"*

The Chairperson responded with the following answer:

"I'm sure we all welcome the investment by the Highway Authority in electric charging points. However, I share concerns of Councillor Vickers and Councillor O'Keeffe that some of these charging points are difficult to access.

Our draft Strategy says that we will lobby West Berkshire Council to Support the wider use of electric vehicles (cars and bikes), and to install an adequate number of charge points in suitable, secure parking spaces that are reserved for those vehicles. I suggest that that we commence this work immediately, as requested in this question."

**108. 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, Councillors Jeff Beck and Tony Vickers abstained in the vote: 19/02916/OUTMAJ

**109. Schedule of prior approval applications**

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

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

**Application No: 19/01153/FUL for Erection of two Detached B1 (C)/B8 Commercial units with ancillary B1 (A) accommodation. For 31 Bone Lane, Newbury.**

Members were satisfied with previous comments submitted and had no desire to propose any changes.

**111. Schedule of Licensing applications**

It was agreed that the following observation be submitted:

- Premises License 19/01536/LQN (New) – 21 Market Place, Newbury.  
Applicant: Mr. Arif Goksel: No objection

**112. Schedule of Appeal decisions**

Information was received and noted by the Committee.

**113. Update from the Western Area Planning Committee**

There were no applications considered within the parish of Newbury. Several Councillors of this committee have been invited to a site visit of the Waterside Youth and Community Centre, Waldegrave Place, Northbrook Street, Newbury on Monday 16<sup>th</sup> December 2019.

**114. Updates on Section 215 of the Town and Country planning Acts.**

BT Tower – A conference call was scheduled to take place, due to unforeseen circumstances did not go ahead and anticipated to be rescheduled for the new year.

**115. Sandlesford Park Working Group – update**

Still waiting for a formal request from Greenham Parish Council to convene the working group.

**116. Planning & Highways Budget 2020-21**

**Proposed:** Councillor Andy Moore

**Seconded:** Councillor Jeff Beck

**Resolved:** That the recommended Planning & Highways Committee Budget be considered for inclusion of the council's budget at the next scheduled Policy & Recourse Committee Meeting Monday 20<sup>th</sup> January 2020.

**117. The Canal Corridor**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Nigel Foot

**Resolved:** That the additional chapter of the Canal Corridor be included in The Town Design Statement and that the Council requests the Planning Authority to adopt it as material consideration in the planning process.

**118. Proposed Base Station Upgrade - Wash Common Water Tower, Battle Road, Newbury**

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Nigel Foot

**Resolved:** That the Council supports the proposed base station upgrade at the Wash Common Water Tower, Battle Road, Newbury.

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

It was agreed to add the following items to the agenda for 6 January 2020:

- Update from Working Group of Local Plan and approval from public consultation.
- Oxford to Cambridge express way
- Section 215 – lands for consideration

**There being no other business the chairperson declared the meeting closed at 21.42 hrs**

**Chairperson**

DRAFT

**Planning & Highways Committee Meeting 9 December 2019**

**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	No objection subject to Conservation Officer's comments.	<a href="#"><u>19/02747/LBC2</u></a>	27 Shaw Road, Newbury for Mr & Mrs Pearton	Replacement of front and rear doors with period correct joinery
2	No objection subject to Conservation Officer's comments.	<a href="#"><u>19/02746/HOUSE</u></a>	27 Shaw Road, Newbury for Mr & Mrs Pearton	Replacement of front and rear doors with period correct joinery.
3	No objection	<a href="#"><u>19/02980/HOUSE</u></a>	10 Pindar place, Newbury for Mr & Mrs Booker	Single and two storey extension, internal alterations including new window (north elevation).
4	No objection	<a href="#"><u>19/02834/ADV</u></a>	Unit 1, Newbury Retail Park, Pinchington Lane, Newbury for Deichmann Shoes UK Ltd	2 no fascia signs, 1 no banner sign and 1 no projecting sign.
5	No objection	<a href="#"><u>19/02854/HOUSE</u></a>	114 Newtown Road, Newbury for Mr & Mrs Davey	Removal below roofline of redundant side chimney.
6	No objection	<a href="#"><u>19/02840/FUL</u></a>	Bartholomew House, 38 London Road, Newbury for Mrs C Quinton Smith	Change of use from Office B1a to Residential dwelling C3.
7	No objection	<a href="#"><u>19/02820/FULD</u></a>	67 Andover Road, Newbury for Mr & Mrs Kane	New dwelling on land at No. 67 Andover Road, Newbury.
8	No objection	<a href="#"><u>19/02837/HOUSE</u></a>	77 Andover Road, Newbury for Mr & Mrs Jones	Proposed first floor rear extension and associated internal alterations.
9	No objection	<a href="#"><u>19/02873/HOUSE</u></a>	39 Wendan Road, Newbury for Mr & Mrs Coldman	Demolition of rear conservatory and side garage and extension to create single storey extension and two storey side extension.
10	No objection	<a href="#"><u>19/02573/HOUSE</u></a> <b>(Amended Plans)</b>	The Gardners Cottage, Tydehams, Newbury for Mr & Mrs L Arnold	Demolition of existing outbuildings and garage with new extension comprising double garages, store and family room with bedrooms above and attic den.

				Resubmission of approved application ref: 18/02575/HOUSE to include amendments to roof tiles, windows and new soffits & fascia. <b>(Amended:</b> New soffits and fascia are added to the description of the development. The amendments are reflected in Drawing 2019-212-002H Nov 2019).
11	No objection	<a href="#">19/02839/ADV</a>	21 Market Place, Newbury for The Sushi Maki Newbury Ltd	Move current signage from 23 Market place to 21 Market Place.
12	No objection	<a href="#">19/02808/HOUSE</a>	57 Rectory Close, Newbury for Mr & Mrs J Richards	Proposed roof space conversion and associated first floor alterations.
13	No objection	<a href="#">19/02851/ADV</a>	50 Northbrook Street, Newbury for Thi Nails	One fascia sign and one projecting sign.
14	No objection	<a href="#">19/02852/LBC2</a>	50 Northbrook Street, Newbury for Thi Nails	Proposed new signage.
15	Objection. This agreement is to support community facilities <del>provided for</del> <del>needed to support</del> <del>the</del> residents of this development. Delays to the payment of these contributions will mean that the facilities will not be provided until after the units are occupied, thereby depriving the residents and the community.	<a href="#">19/02857/MDOPO</a>	Land to the Rear of 1-15 The Broadway, Newbury for Kiesel Properties Ltd	Modification of planning obligation S106 clauses 5-10 dated 12/11/2014 of approved 14/00146/OUTMAJ Outline Application: Development of 72 Flats. Matters to be considered: Access, Appearance, Layout and Scale.
16	No objection	<a href="#">19/02899/LBC2</a>	45 Northbrook Street, Newbury for Silverplay	Fascia sign with overhead pelmet illumination.
17	No objection	<a href="#">19/02877/ADV</a>	45 Northbrook Street, Newbury for Silverplay	Fascia sign with overhead pelmet illumination.

18	Objection / Comment: members agree with the comments made by the Highways and Conservations officers.	<a href="#">19/02905/OUT</a>	1 St Marys Road, Newbury for Jacolyn Tankaria	Outline application to demolish existing house, construct a pair of semi-detached two storey and attic houses with parking to front with all matters reserved.
19	Objection on principle to the whole application and on the negative impact that it would have on the ecology of the area. <u>No details of the plans for the recreational development of the lake were presented. NTC will continue to object to this until an ecological impact assessment is completed, the results published, and the application resubmitted.</u>	<a href="#">19/02916/OUTMAJ</a>	Hambridge Lake, Hambridge Road, Newbury for Mr Hamilton	Outline application for erection of 41 holiday chalets and clubhouse, access, parking and landscaping. Matters to be considered: Access.
20	No objection	<a href="#">19/02957/RESMAJ</a>	History 3, Newbury Racecourse, Racecourse Road, Newbury for David Wilson Homes Southern	Approval of reserved matters following permission 14/03377/RESMAJ. Approval of minor amendments to the appearance/layout of one end of apartment block A3 and associated amendment to adjacent landscape areas.

## APPENDIX 2

### Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No objection	<a href="#">19/02315/PACOU</a>	4-5 Saddlers Court, Newbury for Asset Rock Ltd.	Notification of prior approval of change of use from office to dwelling house.

