

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 9 MAY 2016 AT 7.30PM.**

PRESENT

Councillors, Jeff Beck; Adrian Edwards; Miles Evans; Dave Goff; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel; Julian Swift-Hook; Martha Vickers (named substitute).

In Attendance

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

240. APOLOGIES

Councillors, John Gardner; Tony Stretton.

Absent: Councillor Jo Day.

241. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards, Dave Goff and Anthony Pick 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 also made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees: "I wish to make it clear that any comments we 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 we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

Councillor Julian Swift Hook made the following declaration:

"I am a Member of Greenham Parish Council. Any views that I may express about planning matters and other business before this meeting are in my capacity as a member of this Council (Newbury Town Council) and are based on the information before me tonight.

If and when I consider any of the items at any future time in my capacity as a Member of Greenham Parish Council, I will consider each item on its merits at that time, taking full account of all the facts and information put before me at that time, as a result of which I may well form a different view from any view I may express tonight.

I would like to make clear that my use of computer equipment during the meeting is to enable me to access information about the business in front of this meeting."

Councillors Miles Evans, Margo Payne & Andrew Steel made the following declaration:

"I would like to make clear that my use of computer equipment during the meeting is to enable me to access information about the business in front of this meeting."

In considering the following applications, Councillor Anthony Pick declared that he had been lobbied: **16/00740/FUL, 16/00741/LBC2 & 16/01112/FULD.**

In considering the following applications, Councillor Martha Vickers declared that she had been lobbied: **16/00740/FUL & 16/00741/LBC2.**

In considering the following application, Councillor Adrian Edwards declared a prejudicial interest and took no part in the vote: **15/02815/FULD.**

In considering the following application, Councillor Margo Payne declared a prejudicial interest and took no part in the vote: **16/01005/FULD**

In considering the following application, Councillors Jeff Beck, Dave Goff and Margo Payne declared that they had been lobbied: **16/00746/COMIND.**

In considering agenda item number 13, (Naming and numbering of replacement flats to 11-17 Mill Lane, Newbury (15/00170/FULEXT)), Councillor Martha Vickers declared a prejudicial interest and took no part in the vote.

242. MINUTES

PROPOSED: Councillor Kuldip Singh Kang

SECONDED: Councillor Dave Goff

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 18 April 2016 be approved as a correct record and signed by the Chairperson.

243. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

244. MEMBERS' QUESTIONS AND PETITIONS

There were none.

245. SCHEDULE OF PLANNING APPLICATIONS

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

246. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

247. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

248. SCHEDULE OF AMENDMENTS TO PREVIOUS PLANNING APPLICATIONS

To note that the observations recorded at Appendix 3 to these minutes be submitted to the planning authority.

249. APEAL DECISIONS

The information was received and noted by the Committee.

250. WESTERN AREA PLANNING

The information was received and noted by the Committee.

251. NEWBURY TOWN COUNCIL STRATEGY ITEM TL3 - Encourage the development of low-cost (inexpensive) and Affordable (social) housing throughout the town to meet identified local needs

After a short discussion it was agreed that this item be deferred until the next meeting of this committee scheduled for 1 June 2016.

252. Naming and numbering of replacement flats to 11-17 Mill Lane, Newbury (15/00170/FULEXT)

Members agreed to recommend to the Planning Authority that the replacement flats for 11-17 Mill Lane, Newbury be named Mable Luke Place.

253. SANDLEFORD PARK – UPDATE

It was agreed that the Chairperson, Councillor Anthony Pick will write to the case officer to express concerns that (1) the area assigned for the development has been expanded westward beyond the approved Supplementary Planning Document, to include the land between Kendrick Road (and lane) and the houses in Garden Close Lane; (2) the scoping document shows no awareness of the effects of integration with the Bloor Homes Estate, in that the Donnington New Homes site will take all the Sandleford traffic westward onto the A343, wishing to proceed to the A34 north or south. The Town Council has previously expressed the opinion, supported by local residents, that the Warren Road exit would be incorrectly located for this purpose, since Andover Road will not be able to accommodate the traffic.

254. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

Councillor Adrian Edwards suggested that now the elections are out the way, it might be an ideal time for ward member to get out and see what has changed to enable a detailed examination of each area. That can be placed in the dropbox.

255. SIGNING OF LEASE FOR SUITE 9

PROPOSED: Councillor Antony Pick

SECONDED: Councillor Julian Swift-Hook

RESOLVED: That the Signing of the Lease for Suite 9 between Newbury Town Council and Age UK Berkshire which commenced on Friday 29 April 2016 be authorised.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.52PM.

CHAIRPERSON

DRAFT

PLANNING AND HIGHWAYS COMMITTEE MEETING
9 MAY 2016
ITEM 231 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection/comment: The building is presently used by the YMCA. If adapted for use by young professionals, as envisaged, it will require more than the 3 parking spaces which are currently planned.	16/00863/FUL	250 London Road, Newbury for N Johal	Conversion of existing building to 13 bed house of multiple occupation. With associated car and cycle parking and amenity space
2	Objection/comment: The installations for which this retrospective application seeks approval have caused significant inconvenience and concern to neighbouring residents. They include noises from the kitchen, air conditioning unit, and laundry, unsightly chimney cowl, odours from the kitchen and laundry, and exhaust fumes from the boilers. The applicant has advised the Committee that measures are proposed to eliminate these nuisances and that they have partly been caused by transitory units such as generators. Nevertheless, the residents feel they have been neglected and that their concerns have not been addressed. We advise strongly that effective measures to impose acceptable environmental health standards are both taken and seen to be taken, and that the applicant communicates with the residents as he has admitted to not doing up to now.	16/00746/COMIND	The Limes Guest House and 370A & 370B London Road, Newbury for Main Contractors Ltd	Section 73a: Variation of conditions 3: Amended plans of approved application 13/03160/COMIND – Demolition of The Limes Guest House, Nos. 370a and 370b and all associated outbuildings and construction of 64 no. bed high dependency care facility with facility with associated parking
3	No objection	16/00870/HOUSE	13A Kiln Road, Newbury for Mr J Pocock & Mr G Pocock	Single storey side extension
4	Objection/comment: We advise that this application be rejected on the grounds that the plans	16/00869/HOUSE	33 Bartlemy Close, Newbury for Mr C Rawlins	Single storey rear extension, front bay window, first floor dormer extension

	are unclear and inconsistent, including with regard to the size, location, and shape of the proposed dormer window. Secondly, the proposed dormer window will overlook the rear gardens of both No. 31 and No. 29 Bartlemy Close.			
5	No objection	16/00838/HOUSE	Byefields, Wash Water, Newbury for Mr & Mrs Adam Cox	Proposed oak framed double garage with office over
6	No objection	16/00805/HOUSE	Kimberley's, Kendrick Road, Newbury for Adam Serruya	Raised ridge roof extension, including two dormer windows with loft conversion to form two story dwelling from existing bungalow and replacement windows
7	No objection	16/00914/HOUSE	11 Kings Mead, Newbury for Mr & Mrs Parks	Proposed single storey rear extension.
8	No objection	16/00861/HOUSE	55 Kingsbridge Road, Newbury for Toby Pearce	Single storey rear extension with a pitched gable end roof. The extension will match the width of the existing house. Extend 4.8m x 3.34 maximum height x 2.4m at eaves
9	No objection	16/00910/FULD	225 Andover Road, Newbury for Mr & Mrs R Breakwell	Section 73: Removal of condition 3 – Code for sustainable homes approved reference 12/02343/FULD : Demolition of former garage and minor alterations to 225 Andover Road; Construction of new detached dwelling adjacent with associated car parking for both properties and widening of existing access
10	No objection	16/00720/HOUSE	68 Valley Road, Newbury for Mr & Mrs Jude And Jill McCaffrey	Proposed Rear Orangery
11	No objection	16/01019/HOUSE	127 Russel Road, Newbury for Ashley Davis	Instillation of new PVCU window to side elevations
12	No Objection/comment: We trust that the recent change to the proposed roof line will satisfy any concerns which have been expressed.	16/00980/HOUSE	10 Amberley Close, Newbury for Mr J Goodchild	Single storey kitchen/dining room and shower room extension to rear
13	Objection/Comment: It is a requirement of listed building status that any new construction within its curtilage should be in harmony with it. Goldwell House is Grade II listed and a Newbury landmark building. It is also historically significant as the former home of Francis Page, owner of Kennet Navigation. We consider that	16/00740/FUL	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Proposed staff summer pavilion

	the proposed construction would not fulfil these conditions.			
14	Objection/comment: It is a requirement of listed building status that any new construction within its curtilage should be in harmony with it. Goldwell House is Grade II listed and a Newbury landmark building. It is also historically significant as the former home of Francis Page, owner of Kennet Navigation. We consider that the proposed construction would not fulfil these conditions.	16/00741/LBC2	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Proposed staff summer pavilion
15	No objection	16/00718/HOUSE	37 Rowan Drive, Newbury for Mr & Mrs D & J Skinner	Single storey rear white UPVC conservatory
16	No objection	16/00927/ADV	Mercantile House, 18 London Road, Newbury for Thomas Egger LLP	Two external advertisement signs
17	No objection	16/00998/HOUSE	68 Russel Road, Newbury for Simon Black	Ground floor extension to enlarge kitchen, first floor extension to form new en-suite and wardrobe
18	No objection	16/00457/FUL	Unit 13, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property	New shop front
19	No objection	16/00897/HOUSE	24 Sayers Close, Newbury for David Crowley	Infill extension to form study and ground floor WC. Garage conversion to form garden room
20	No objection/comment: We note that the applicant plans to erect a 2 metre fence to avoid any overlooking of 13 Monks Lane.	16/00846/HOUSE	12 Monks Lane, Newbury for Mr & Mrs Hickson	Front and rear extensions
21	Objection/comment: This application is incorrectly described as land between 84 and 86 Newtown Road. In fact, it proposes a house in the rear garden of 86 Newtown Road. We consider that it would be an overdevelopment. The rear garden of 86 Newtown Road should be preserved, and the proposed house would be on a small plot which would be out of keeping with its neighbours.	16/01005/FULD	Land Between 84 and 86, Newtown Road, Newbury for Mr & Mrs A Chun	Erection of one 3-bedroom two-storey dwelling with parking, amenity space and associated works
22	No objection	16/00791/HOUSE	97 Enbourne Road, Newbury for Tony & Caroline Benitez	A porch stretching from one side of the front of the house to end at the side/end of house.

23	No objection	16/00892/FULD	Land Rear Of 37 Bartholomew Street, Newbury for Hound Dog Investments	Proposed change of use of unused storage units to two x 2 bedroom units
24	No objection/comment: Despite the restricted luminance of the three proposed internally illuminated signs, we consider that they may nevertheless prove intrusive to neighbouring businesses. We therefore recommend that they be externally illuminated.	16/00987/ADV	51 London Road, Newbury for Clive Mellor	2no Internally illuminated aluminium fascia signs, 1no internally illuminated projecting sign. Refer to drawing 6864_04A for more detail
25	No objection/comment: The Committee is pleased to note that it is intended that historic features and detailing will be conserved whilst the building is refurbished and adapted to modern requirements.	16/00587/LBC2	Montague Court, 21-25 London Road, Newbury St James Place – Wealth Management	Minor alterations to internal layout to create new reception and waiting area, together with refurbishments of wc's and internal decorations
26	No objection	16/00639/LBC2	Bridge House, 105B Northbrook Street, Newbury for Newbury Building Society	Replacement fascia board and projecting hanging sign on front elevation
27	Support/comment: The Committee supports this application on grounds that it would constitute a landmark building at the entrance to Newbury, that it would help to regenerate the area, and that the various concerns which caused the dismissal of the appeal against the previous application 14/01524 have been addressed.	16/00924/OUTMAJ	115 London Road And Part Of Merchant Court, Kelvin Road, Newbury for Rissance Limited	Outline application for development of 35 apartments containing a mixture of 1, 2 and 3 Bedrooms, and 1,700sqm B1 office space. Matters to be considered: Access, Layout and Scale
28	No objection	16/01044/HOUSE	41 Boundary Road, Newbury for Mr J Westbrook	Single storey rear extension
29	No objection	16/00643/FUL	1 London Road, Newbury for The Talbot Partnership	To form a pedestrian access to a newly formed recycling area
30	Support/Comment: The Committee accepts that the applicant has taken all reasonable steps to market the site for business development. We therefore agree with its redevelopment for housing. The concerns on traffic expressed by neighbours should be addressed	16/00657/FULEXT	Land at Former Travis Perkins, Carpenters Close, Newbury for David Wilson Homes Southern	Full planning application for the proposed conversion of extant permission of B1a offices to residential use – erection of 22 residential dwellings including affordable housing with car parking, cycle parking and associated works
31	Objection/comment: Land which is zoned for commercial or	16/01112/FULD	4A Hambridge Road, Newbury for Parmod Sharma	The erection of a block of four x 2 Bedroom Flats following the demolition of the existing building

	industrial use should not be reassigned for housing. The site is surrounded by businesses, and its use for the future business development of Newbury should be protected.			containing a mixed A3/A4 use
32	Support	16/00906/FULC	Falkland Cricket Club, Enborne Street, Newbury for Falkland Cricket Club	Proposed 2 storey cricket Pavilion with pub/restaurant, meeting rooms, machinery store. Demolition of existing Cricket pavilion, score box and out-buildings. Extension to car park following the demolition of the existing pavilion
33	No objection	16/00756/HOUSE	2 Water Lane, Greenham, Thatcham for Mrs Sarah Court	To replace existing 1.8m height timber fence on boundary between rear garden of property (2 water Lane) and highway (Greenham Road) with 2.5 height, horizontally-clad timber noise barrier/acoustic fence. To raise height of existing 1.3m height double skin brick wall on boundary between front garden of property and highway (Greenham Road) to 2.5m height, with supporting buttresses, as a privacy and noise barrier
34	No objection/comment: Our non-objection is based on the understanding that removal of the four conditions arises because they have been fulfilled. The terminology could perhaps be improved for greater clarity.	15/03440/FULEXT	Greenacre Leisure, Pyle Hill, Newbury for Bloor Homes	Section 73A: Removal of conditions 6: contamination, 8: Construction Management Plan, 11: Sustainable Drainage, 14: Protection of root zones, 21: Refuse, or approved application 15/01907/FULEXT
35	No objection	16/00754/HOUSE	17 Denman Drive, Newbury for Edmund Wontner	Two and half Storey side extension to a three storey town house

APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/00902/PASSHE	43 Montgomery Road, Newbury for Ken Kenyon	Proposed replacement conservatory at rear elevation (cream Finish, Wood Frames, glazed in clear double glazed units, roof cream UVPC/aluminium roof glazed in clear double glazed units on brickwork to match existing house). Extend beyond the rear wall 3.6m, maximum height 3.5m, height at the eaves 2.3m.
2	No objection	16/01004/PACOU	The Quadrant, Pembroke Road, Newbury for Ancient Order Of Foresters Friendly Society	Change of use of office building to residential use to create 12 no. units

AMENDMENTS TO FOR PREVIOUS PLANNING APPLICATIONS

The following are amendments to planning applications previously discussed, details of which will be tabled at the meeting and which are available for reference at the Town Hall prior to the meeting. Members are asked to consider if any of the amendments are such that they merit a change to the original comments and if so, to raise it at the meeting.

RUNNING ORDER	COMMENTS	APPLICATION NUMBER	LOCATION AND APPLICANT	AMEMDED PROPOSAL	NTC's Original Comments
A	Objection/comment: We recognise that the applicant has amended the application to take account of some previous concerns. However, the laurel hedge which is planned will overshadow and take light from 4 Valley Road, and we therefore continue to have objections.	15/02815/FULD	2 Valley Road, Newbury for Stephen Beale	New Detached two bedroom dwelling at the rear of 2 Valley Road, Newbury with the front elevation facing Fifth Road after demolition of an existing Garage.	The applicant explained to the Committee that changes had been introduced to the plans, following representations by neighbours, but that these changes had not yet been registered with the planning authority. It is therefore not possible for the Committee to finally determine their opinion. However, from the information supplied, we are concerned that it would be out of keeping with its neighbours. In addition, it would be a construction on an existing garden, which we do not agree with.