

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
WEDNESDAY 1 JUNE 2016 AT 7.30PM.**

PRESENT

Councillors, Jeff Beck; Jo Day; Lynne Doherty (named substitute) Adrian Edwards; Miles Evans; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel; Martha Vickers (named substitute).

In Attendance

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

The CEO, Hugh Peacocke, presided over the election of the Chair.

1. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

It was proposed by Councillor Margo Payne and seconded by Councillor Martha Vickers that Councillor Anthony Pick be elected Chairperson of the Planning & Highways Committee. There were no other nominations.

RESOLVED: That Councillor Anthony Pick be elected as Chairperson of the Planning & Highways Committee for the 2016/2017 Municipal year.

It was proposed by Councillor Martha Vickers and seconded by Councillor Jeff Beck that Councillor John Gardner be elected Vice-Chairperson of the Planning & Highways Committee. There were no other nominations.

RESOLVED: That Councillor John Gardner be elected Vice-Chairperson of the Planning & Highways Committee for the 2016/2017 Municipal year.

The Chairperson raised the following matters:

- 1) The membership of this committee has been amended slightly, each of the 4 Member Wards will now have at least two councillors to cover each ward. To accommodate these changes, Councillors Tony Stretton and Julian Swift-Hook have stood down from this Committee and the Committee expressed its thanks for their long service.
- 2) Attendance of Northcroft Ward Members. Councillors Jeanette Clifford and Lynne Doherty will be working as a team to cover this ward.
- 3) As a result of the changes there are no Members to cover either Brummel Grove or Pyle Hill wards as the Members for these wards are substitutes to this committee. Where any applications arise for Brummel Grove or Pyle Hill the substitutes may attend the meeting or those ward members should pass their comments to another member of this Committee.

2. APOLOGIES

Councillors, Jeanette Clifford, John Gardner & Dave Goff.

3. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, Adrian Edwards 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 and Lynne Doherty who is a Substitute Member of West Berkshire Council Planning Committee: "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."

Councillors, Jo Day & Margo Payne 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 agenda item 10, (Licensing Applications), Councillor Jeff Beck declared a prejudicial interest and took no part in the discussions.

In considering the following applications, Councillor Anthony Pick declared that he had been lobbied: **16/01108/PACOU**

In considering the following application, Councillor Martha Vickers declared a personal interest: **16/01198/HOUSE.**

4. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 9 May 2016 be approved as a correct record and signed by the Chairperson.

5. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

6. MEMBERS' QUESTIONS AND PETITIONS

Councillor Elizabeth O'Keeffe asked the following question:

Mill Lane is a busy road with no footpath so properties to the west step out onto a busy road which currently has a 30MPH speed limit. A few years ago residents ask that the speed limit be lowered to 20MPH. I would like this committee to enquire of WBC why the request, made by District Councillors over two years ago to put a 20mph limit on Mill Lane has not yet been put in place

The CEO read out the following response from WBC:

A 20mph Speed limit was approved by the speed limit review and the traffic regulation order for the 20Mph Speed Limit was advertised in January 2015.

It has therefore already gone through the public consultation process and whilst it hasn't been progressed any further due to objections received in the consultation period, we do have two years to complete the process before there is a need to re-advertise.

If the speed limit is introduced then it has to be in place by February 2017.

This may have laid dormant for a while, but a change in staff, resources issue and heavy workload within the team may have contributed. Now that the scheme has been highlighted as incomplete we'll prepare the Individual Decision report for consideration by Cllr Garth Simpson. This will however take a few months to get an agreed date in the Council's 'Forward Plan'.

We will obviously investigate the objections received and our recommendation will have to take on board any relevant comments in those objections. We'll also have to consider the fact that our financial situation is markedly different from Feb 2015 and we're having to prioritise our schemes far more rigorously than before and consider whether this might be a speed limit which is already self-enforcing and whether additional signs would make a material difference.

It was agreed that the Committee would request the District Council to progress the matter, with a view to making the order before February 2017.

7. SCHEDULE OF PLANNING APPLICATIONS

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

In considering the following application, Councillor Adrian Edwards voted against the decision: **16/01165/FUL**.

8. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

9. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

10. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence (Variation) - Inn At Home Ltd, 150-151 Bartholomew Street, Newbury**

Applicant: Inn At Home Ltd

No objection/comment: provided that the consumption is solely for sampling purposes.

11. COACH PARKING FOLLOWING THE RELOCATION OF THE BUS STATION TO THE WHARF

PROPOSED: Councillor Anthony Pick
SECONDED: Councillor Martha Vickers

RESOLVED: That the motion as at agenda item 11 be forwarded to WBC's Planning Department for consideration.

- Councillors Jeff Beck & Lynne Doherty Abstained from the vote.

12. SANDLEFORD PARK – UPDATE

It was noted that WBC's Corporate Director (Environment), Mr John Ashworth had called a meeting to update West Berkshire Councillors who represent the wards adjoining the Sandlesford Park development.

13. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

Councillor Adrian Edwards urged the ward members to review the current Town Design Statement and see what has changed, to enable a detailed evaluation of each area.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.57PM.

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING
1 JUNE 2016
ITEM 7 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>No objection/comment: We support the principle of this development, including the provision of electrical vehicle charging facilities. However, we are concerned that there is no statement on the number of employees expected to work in the refurbished building, and consequently we do not know whether the proposed 89 parking spaces will be sufficient. The Business Park does not provide for on-street parking. A transport assessment should therefore be carried out.</p>	16/01045/COMIND	Medway House, Newbury Business Park, London Road, Newbury for Jack Burgess	<p>Re-design of all internal areas. New aluminium cladding system for external façade, double height canopy entrance, two ramps for disabled access to the building. Replacement of the existing warehouse and part of the existing atrium and conversion to office space. New glazed roof covering the retained atrium at roof level. New light weight mezzanine floor, where the warehouse currently is, in order to provide additional space at first floor level. External fire escape to the rear (east elevation), protected by a metal enclosure. New 3.1-meter plan room on roof with flue and satellite dish. Increase in parking from 71 spaces to 89, including electrical charging facilities. Introduction of 32 secure cycle spaces. New waste storage area removal of existing external substation (north elevation)</p>
2	<p>No objection/Comment : We consider that in general this development will be an improvement. A check should be made that the proposed additional 12 parking spaces will be adequate for the expected additional capacity. The present car park does not have marked-out parking spaces, which causes inconvenience and inefficient use of space. The new car park should rectify this by clearly marking its parking locations.</p>	16/01171/FUL	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	<p>Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park</p>
3	<p>No objection</p>	16/00907/HOUSE	19A Kiln Road, Newbury for Mr & Mrs Hart	<p>Proposed single storey rear extension</p>
4	<p>Support/comment: We support the principle of this development. Inconvenient on-street parking currently takes place in that</p>	16/01173/COMIND	Plots 650 & 660, First Avenue, Newbury Business Park, Newbury for Dylana Continental S A	<p>Construction of 2 x 2 storey office buildings (B1a) with parking and landscaping</p>

	area. No information is supplied on the number of employees that the building will accommodate. We therefore wish to be reassured that the parking spaces will be sufficient to accommodate them.			
5	Objection / comment: It appears that the applicant has committed a grave breach of planning law through replacing the roof of this Grade II listed building without approval. He should be held accountable, not least as a message to other owners of listed structures. When replacing the roof, he should so far as possible have used the previous tiles and preserved the previous appearance of the roof. We recommend enforcement action accordingly.	16/00970/LBC2	Kennel Cottage, Kendrick Road, Newbury for P Treleven.	Replacement roof covering and associated battens, the instillation of 4 no. roof lights
6	No objection	16/01135/HOUSE	29B Essex Street, Newbury for Mr & Mrs T J Huish	Proposed lounge extension
7	No objection	16/01264/HOUSE	56 Kingsbridge Road, Newbury for Mr & Mrs Silk	Rear conservatory
8	No objection	16/01285/HOUSE	12 Normay Rise, Newbury for Mr & Mrs Gage	Single storey rear extension giving and extended living room. Form an en-suite bathroom to bedroom and install a balcony. Erect a pitched roof to the existing garage. Internal alterations to the ground floor
9	No objection	16/01095/HOUSE	21 Donnington Square, Newbury for Mr & Mrs Jones	Lower ground floor rear/side extensions to replace existing extensions
10	No objection/comment: The concerns and observations of the Highways Officer with regard to safety when accessing the site from the west should be heeded	16/01198/HOUSE	33 Craven Road, Newbury for Mr McGrath	New drop kerb access from front of 33 Craven Road and side access
11	No comment as this is an NTC application.	16/01043/LBC2	20 - 22 The Broadway, Newbury for Newbury Town Council.	As part of a planned programme of blue plaques to mark the sites of interest for Newbury history, Newbury Town Council proposes to install a plaque to note that the first official mobile telephone call in the UK was made to Vodafone offices close to the site of Thames court on 1 st January 1985

12	No objection	16/01228/ADV	Unit 13, Newbury Retail Park, Pinchington Lane, Newbury for Boots the Chemist.	2x fascia and 2x projecting 'green cross' signage
13	No objection	16/01229/LBC2	Former G & T Motors Site, Newtown Road, Newbury for Mr E Uka	Block existing doorway and form new opening with roller shutter
14	No objection	16/01233/FUL	Former G & T Motors Site, Newtown Road, Newbury for Mr E Uka	Block existing doorway and from new opening with roller shutter
15	No objection	16/01324/HOUSE	Belvedere House, Belvedere Drive, Newbury for Richard Hull	Loft conversion to include front and rear dormer windows
16	No objection/ comment: Members are concerned that no measures are proposed to ensure that smells and exhaust fumes from the proposed takeaway are not perceptible to users of the hotel. The application should in our view not be approved unless such measures are in place.	16/01236/FUL	51 London Road, Newbury for T A Fisher Ltd and Pizza Express Restaurants Ltd	Change of use relating to part of the ground floor to provide A5 hot food take away
17	No objection	16/00978/FUL	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarkets Ltd	External canopy to the east elevation of the existing Sainsbury's to accommodate additional loading and parking area for groceries online vans
18	Support	16/01272/LBC2	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	Replacement signage and awnings and new shop entrance to front of store
19	Support	16/01273/ADV	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	New signage for re-branding of stores including aluminium fascia signs, aluminium vertical banner signs and aluminium awnings
20	No objection	16/01165/FUL	Lower Henwick Farm House, Lower Henwick Farm, Turnpike Road, Thatcham for Nick Wallis	Erection of B1 office unit, car parking and associated landscaping

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	This application raises significant issues of overlooking of houses in Hawthorne Road, light pollution (especially from a very large third-floor window), amenity space for the flats, and refuse collection. We therefore recommend that prior approval should not be given, so that these issues can be examined and resolved through the normal planning process.	16/01108/PACOU	Sherwood House, 78 London Road, Newbury for Quinton's	Application to determine if Prior Approval is required for the Change of Use of first, second and third floor B1 office space to 9 new dwellings.

PLANNING AND HIGHWAYS COMMITTEE MEETING

20 JUNE 2016

SCHEDULE OF PLANNING APPLICATIONS

Members are requested to consider the following Planning Applications, details of which will be tabled at the meeting and which are available for reference At the Town Hall prior to the meeting.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	FALKLAND	16/01244/HOUSE	Kennel Cottage, Kendrick Road, Newbury for P Treleven	Retention of unauthorised works relating to replacement roof covering and associated batters, the installation of 4 no. roof lights.
2	FALKLAND	16/01525/HOUSE	66 Kingsbridge Road, Newbury for Mr & Mrs Richard Kirby	Two storey extension to provide family room and bathroom over.
3	FALKLAND	16/01329/FULD	35A Glendale Avenue, Newbury for Mr & Mrs Swift	Proposed alterations and extension to existing garage to form two 1-bedroom apartments with parking and amenity space. New access from highway to one parking bay with associated dropped kerbs.
4	FALKLAND	16/01446/FULD	19 Battery End, Newbury for Mrs Waller	Erection of 1 No. 3 bed dwellings with parking, amenity space and associated works.
5	NORTHCROFT	16/01488/HOUSE	122 Craven Road, Newbury for Stuart Grant	Single storey rear extension with some internal modifications.
6	NORTHCROFT	16/00444/LBC	24 – 26 The Broadway and 4 Oxford Street, Newbury for Shirwell Limited	Various Minor Alteration and confirmation of compliance of previous conditions identified within listed building application 12/02899/LBC . Additional work to demolish timber framed wall approximately 6m in length to boundary between 4 Oxford Street and 6 Oxford Street and rebuild in reclaimed bricks, painted to match adjacent matching materials. Alterations to layout of flat R10.
7	NORTHCROFT	16/01507/FULD	11 St Michael's Road, Newbury for Martin Hawkins	Section 73: Removal of condition 4 – Codesh (construction of a new dwelling adjacent to existing semi-detached property) of planning permission reference 13/01624/FULD .
8	PYLE HILL	16/01384/FUL	Unit 14, Newbury Retail Park, Pinchington Lane, Newbury for F & C Commercial Property Holdings Ltd	Changes to shop front, changes to landscaping and car park, one new car parking space.
9	PYLE HILL	16/01496/ADV	Unit 11, Newbury Retail Park, Pinchington Lane, Newbury for Dixons Carphone Plc	Re-skin of flex face signs x 2

10	ST JOHNS	16/01429/HOUSE	89 Newtown Road, Newbury for Keith & Claire Cahoon	Proposed rear extension and conversion of outbuilding into ancillary accommodation. Adjustments to first floor rear windows.
11	ST JOHNS	16/01319/HOUSE	92 Enborne Road, Newbury for Gordon Halley	New driveway.
12	STJOHNS	16/01501/HOUSE	72 Enborne Road, Newbury for Edward & Shelley Shakespeare	Single storey side and rear extension.
13	ST JOHNS	16/01247/HOUSE	134 Newtown Road, Newbury for David Cree	Demolition of existing conservatory and erection of new rear extension with mono-pitched roof. New timber decking.
14	ST JOHNS	16/01277/FUL	Former Driving Standards Agency, Driving Test Centre, Newtown Road, Newbury for Roman Building Design and Construction Ltd	Change of use from driving test centre to physiotherapy and well-being clinic.
15	VICTORIA	16/01453/FULD	Northcroft Surgery, Northcroft Lane, Newbury for Greenham Common Trust	Change of use from D1 – Doctors Day Surgery (building currently vacant) to C3 – 5no. Associated living apartments. Single storey extension to for entrance porch, new windows, internal alterations, new vehicular and pedestrian access gates, cycle parking and refuse store.
16	VICTORIA	16/01253/HOUSE	Island Cottage, West Mills, Newbury for Mr & Mrs R Swaffield	Section 73A – Removal of condition 3 – Ancillary accommodation, of approved application 02/01850/HOUSE – Replacement garage and studio.
17	VICTORIA	16/01227/HOUSE	52 Greenham Road, Newbury for Ben Anstie	Demolition of kitchen and bathroom. Extension to form kitchen with bathroom above. Single storey extension to form living room extension.
18	VICTORIA	16/01379/ADV	45A Cheap Street, Newbury for Abacus Employment Services	Proposed illuminated fascia.
19	VICTORIA	16/01367/COMIND	B S T Fitness, Park Way, Newbury for Ms S Pearson	S73 Application for variation of conditions 2 Approved Plans and 21 obscure glazing of approved application 15/03332/COMIND – Revised application for erection of part three / part five storey building for use as 100-bedroom hotel ancillary services and car park.
20	VICTORIA	16/01414/OUTD	Rear of 108 Bartholomew Street, Newbury for Ressance Limited	Outline application for the development of 7 no. 1 and no.2 bedroom apartments. Matters to be considered: Access, Appearance, Layout and Scale.
21	Adjacent parish (CLAY HILL)	16/01489/OUTMAJ	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for Donnington New Homes NB: WBC has not supplied plans as this is an adjacent parish application	Outline application for 75 dwellings with associated access, landscaping and open space improvement. Matters to be considered Access and Layout.

APPLICATION FOR PRIOR APPROVAL

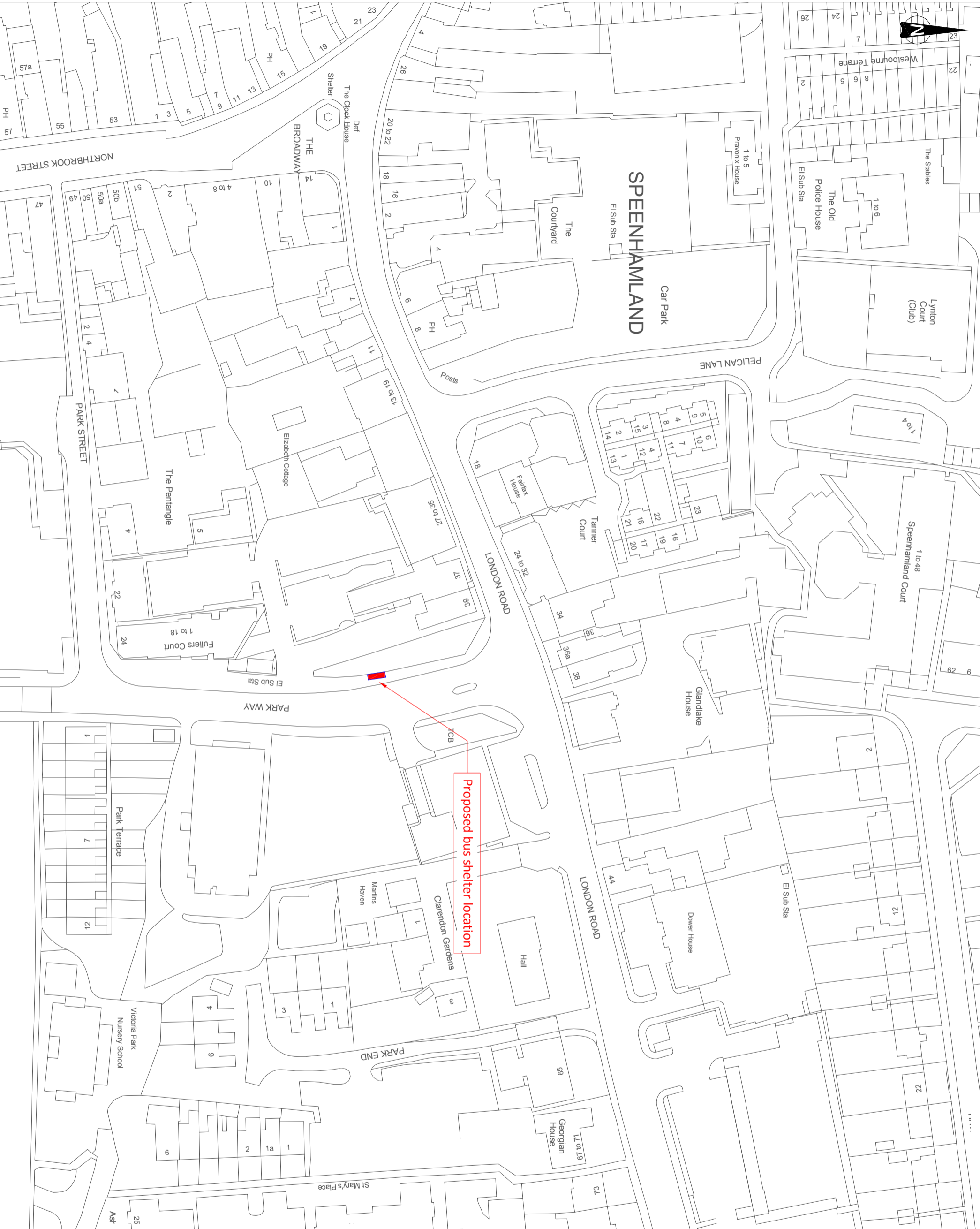
These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment** and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider,** but on-line details are available via the Application Number link.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	VICTORIA	16/01471/PACOU	25 Bartholomew Street, Newbury for Emarek Ltd	Change if use of upper floor offices (B1a) to form 16 No. apartments (C3).

**PLANNING AND HIGHWAYS COMMITTEE MEETING
20 JUNE 2016**

**SCHEDULE OF PLANNING DECISIONS & RECOMMENDATIONS MADE BY WEST BERKSHIRE
COUNCIL (WBC)**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01005/FULD	Land Between 84 and 86 Newtown Road Newbury	Erection of one 3-bedroom two-storey dwelling with parking, amenity space and associated works	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.
WBC final decision – Approved			
15/02815/FULD	2 Valley Road, Newbury for Stephen Beale	New detached two bedroom dwelling at the rear of 2 Valley Road 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.
WBC final decision – Approved			
16/00566/ADV	85 Bartholomew Street, Newbury for Caprinos Pizza	Proposed illuminated fascia and hanging sign	No objection
WBC final decision – Refused			
16/00753/PASSHE	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Proposed staff summer pavilion	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.
WBC final decision – Not required			



KEY
 Bus shelter

NOTES

- 1) Do not scale from this drawing.
- 2) All dimensions are shown in metres unless shown otherwise.
- 3) This drawing shows a proposed option and is subject to change following the location, depth and height of existing utility services.
- 4) WBC Standard Details must be adhered to at all times unless specified by a WBC Engineer.
- 5) Prior to any excavations the contractor will establish the location of existing utility services.

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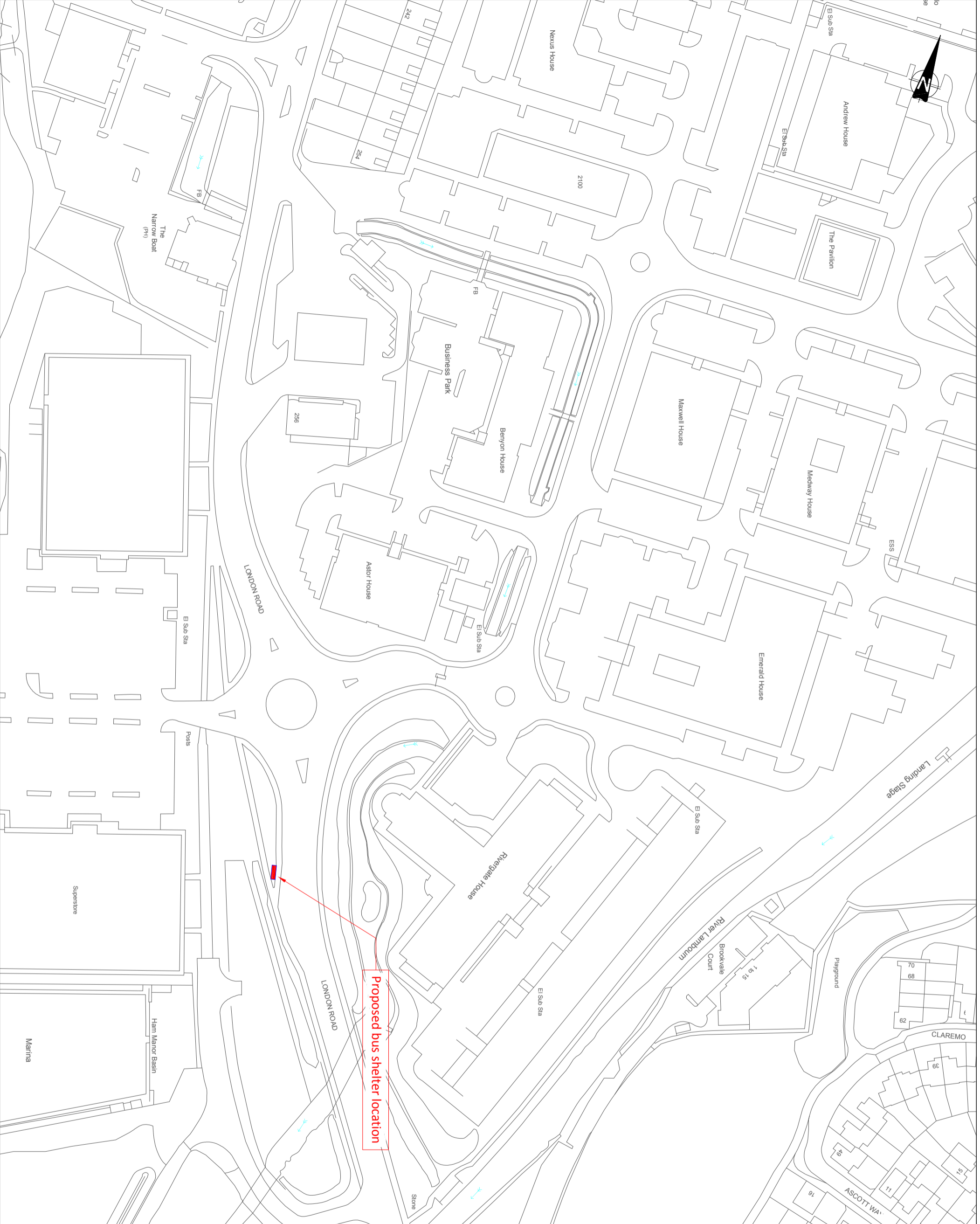


Project Title
Wharf Bus Interchange

Drawing Title
**Bus shelter relocation
 Park Way**

Date	Drawn By	Checked By	Page Size	Printing Scale
16/05/2016	AT		A3	1:1000
Drawing Number	Revision			

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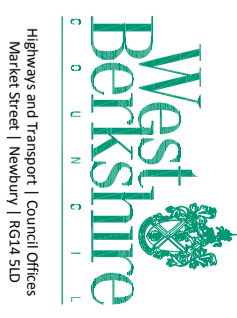
KEY
 Bus shelter

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REV	DESCRIPTION	DR	AU	REV DATE



Project Title
Wharf Bus Interchange

Drawing Title
**Bus shelter relocation
 London Road**

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16/05/2016	AT	AT	A3	1:1250