

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON WEDNESDAY 20 JUNE 2016 AT 7.30PM.

PRESENT

Councillors, Jeff Beck; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Margo Payne (left 9.12pm); Anthony Pick (Chairperson); Martha Vickers (named substitute).

In Attendance

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

14. APOLOGIES

Councillors, Jeanette Clifford, Jo Day, Elizabeth O'Keefe, Kuldip Singh Kang.

Absent: Councillor Andrew Steel.

15. 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."

In considering the following applications, Councillor Dave Goff & Adrian Edwards declared that they had been lobbied: **16/01446/FULD**

In considering the following application, Councillor Dave Goff declared that he had been lobbied: **16/001489/OUTMAJ.**

In considering the following application, Councillor Adrian Edwards declared a prejudicial interest and took no part in the vote: **16/001525/HOUSE.**

16. MINUTES

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Jeff Beck

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 1 June 2016 be approved as a correct record and signed by the Chairperson.

17. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

18. MEMBERS' QUESTIONS AND PETITIONS

There were none.

19. SCHEDULE OF PLANNING APPLICATIONS

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

20. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

21. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

It was noted that application 16/01005/FLUD had not yet been decided.

22. NAMING OF NEW DEVELOPMENT AT 19A LIVINGSTONE ROAD NEWBURY

Members had no objections to the proposed name (1 to 4 Curtis Court) for 19a Livingstone road, Newbury.

23. RELOCATION OF BUS SHELTER FROM THE WHARF, NEWBURY

Members made not objections to the proposed locations for the two bus shelters being relocated from The Wharf, Newbury.

**24. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 15/03503/OUTD FOR LAND ADJACENT TO 2 ST GEORGES
AVENUE, NEWBURY FOR THE ERECTION OF A DWELLING WITH ASSOCIATED
PARKING – MATTERS TO BE CONSIDERED ACCESS AND LAYOUT.**

The information was recived and noted by the committee

**25. 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**

The meeting considered how the Council might pursue the objective in the Council's Strategy "to Encourage the development of low-cost (inexpensive) and affordable (social) housing throughout the town to meet identified local needs" (TL3). It was noted that the requirements of the planning Authority are as follows:

‘Subject to the economics of provision, the following levels of affordable housing provision will be sought by negotiation:- On development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land;

On development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:

- i. 30% provision on sites of 10 – 14 dwellings; ii. and 20% provision on sites of 5 – 9 dwellings.’

The Committee agreed to support these aims when responding to applications for housing developments.

The Chief Executive Officer is to ask the planning Authority for details of the criteria it uses when determining affordability.

26. SANDLEFORD PARK – UPDATE

The Chairperson, Councillor Anthony Pick informed Members that he had met with Officers of West Berkshire Council. He will circulate a report to Members in the near future.

27. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

Councillor Adrian Edwards stateded that it took him about two hours to walk round Falkland ward, so feels that it would not take long for other councillors to do the same to documents any changes that may have taken place in there own wards.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.50PM.

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	Objection/comment: The present orange-shaded tiles which have been used to restore the roof are inappropriate for this listed building, and should be replaced with tiles of appropriate age and appearance. Similarly, the roof lights should be restored to as they were previously. There also appears to be a discrepancy between the three roof lights on the plans and the four actually installed	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	No objection	16/01525/HOUSE	66 Kingsbridge Road, Newbury for Mr & Mrs Richard Kirby	Two storey extension to provide family room and bathroom over.
3	Objection/coment: The two proposed dwellings would have negligible amenity space, contrary to the standards in the SPD on Residential Development. At 128 dph density, they would be an overdevelopment for the site. The proposed carport would intrude on the privacy of No 35 Glendale Avenue.	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	Objection/Comment: 1. This proposed garden development would be out of keeping with the character of the area. 2. The path leading to the site is not owned by the applicant, who has no right to assign it for use by a separate dwelling. 3. The path could not take builders' vehicles, which would have to park in the road. It is a grass track, and there are no proposals to improve its surface. 4. The exit from the path onto Battery	16/01446/FULD	19 Battery End, Newbury for Mrs Waller	Erection of 1 No. 3 bed dwellings with parking, amenity space and associated works.

	<p>End would be dangerous.</p> <p>5. it was noted that, the development would adversely affect the roots of a number of mature and semi-mature trees in the garden of 19 Battery End and along the access path. We suggest that TPO's be applied to these trees as appropriate.</p> <p>6. The house would significantly overlook both No. 6 Charles Street and the adjoining houses in Falkland Road. The Falkland Road houses are not correctly indicated on the map used in the application.</p> <p>7. Removal of the present on-site parking spaces of 19 Battery End will increase the number of cars parked in the road. It is already heavily parked, and is regularly used by cars wishing to avoid the traffic lights outside Park House School.</p>			
5	No objection.	16/01488/HOUSE	122 Craven Road, Newbury for Stuart Grant	Single storey rear extension with some internal modifications.
6	No objection/comment: provided that appropriate approved materials are used to re-build the wall.	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	No objection.	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	No objection.	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	No objection.	16/01496/ADV	Unit 11, Newbury Retail Park, Pinchington Lane, Newbury for Dixons Carphone Plc	Re-skin of flex face signs x 2

10	No objection.	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	No objection/comment: subject to the conditions stipulated by the Highways Officer.	16/01319/HOUSE	92 Enborne Road, Newbury for Gordon Halley	New driveway.
12	No objection.	16/01501/HOUSE	72 Enborne Road, Newbury for Edward & Shelley Shakespeare	Single storey side and rear extension.
13	No objection/comment: subject to the revised roof plan submitted by the applicant.	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	No objection/comment: subject to the conditions stipulated by the Highways Officer.	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	No objection	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 form entrance porch, new windows, internal alterations, new vehicular and pedestrian access gates, cycle parking and refuse store.
16	Objection/comment: We consider that this site is sufficiently developed. The conditions imposed in the consent 02/01850 should be retained.	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	No objection.	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	No objection.	16/01379/ADV	45A Cheap Street, Newbury for Abacus Employment Services	Proposed illuminated fascia.
19	No objection	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	Objection/comment: The proposed flats would be an overdevelopment, and would excessively dominate	16/01414/OUTD	Rear of 108 Bartholomew Street, Newbury for Rissance Limited	Outline application for the development of 7 no. 1 and no.2 bedroom apartments. Matters to be considered: Access, Appearance, Layout and

	neighbouring residential dwellings. As a new development, it should conform to the emerging standards on car parking, which it does not as no parking is provided. It would not provide any amenity space, contrary to the Council's amenity space standards.			Scale.
21	No objection/comment: The applicant presented this application to the Committee. The reassurances that he provided on the widening of Stoney Lane, the management of surface water runoff, the provision of affordable housing, and the provision of public amenity space, dealt with and allayed our concerns.	16/01489/OUTMAJ	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for Donnington New Homes	Outline application for 75 dwellings with associated access, landscaping and open space improvement. Matters to be considered Access and Layout.

APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	We consider that converting the upper storeys to apartments will significantly reduce the potential use of the ground floor for retail purposes, by removing valuable storage and/or retail capacity. If the ground floor cannot be rented for retail purposes, it will continue to fall into neglect. We are also doubtful whether the 8 proposed car parking spaces will be adequate for the 16 flats.	16/01471/PACOU	25 Bartholomew Street, Newbury for Emarek Ltd	Change if use of upper floor offices (B1a) to form 16 No. apartments (C3).

