

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

**PRESENT**

Councillors, Jeff Beck; Lynne Doherty (named substitute); Adrian Edwards; John Gardner (Acting Chairperson); Elizabeth O'Keefe, Margo Payne, Andrew Steel, Tony Stretton (names substitute).

**In Attendance**

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

**42. APOLOGIES**

Councillors Jeanette Clifford, Jo Day, Miles Evans, Dave Goff, Anthony Pick, Kuldip Singh Kang.

**43. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty and Adrian Edwards 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 and Adrian Edwards 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."

In considering the following application, Councillor Jeff Beck declared that he had prejudicial interest and took no part in the vote: **16/01909/FUL**.

In considering the following applications, Councillor, Margo Payne declared that she had been lobbied: **16/01836/COMIND**.

Councillor 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 agenda item no: 11 (Consultation on improvements to Northcroft Lane Footway), Councillor Elizabeth O'Keefe declared that she had a personal interest.

**44. MINUTES**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Elizabeth O’Keeffe

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 11 July 2016 be approved as a correct record and signed by the Chairperson.

**45. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**46. MEMBERS’ QUESTIONS AND PETITIONS**

There were none.

**47. 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 applications, Councillor, Tony Stretton declared ta personal interest: **16/01407/ADV**.

**48. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**49. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**50. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence (New) 16/01105/LQN – Martin McColl Ltd – 60 Bartholomew Street, Newbury**

Applicant: Martin McColl Ltd

No objection.

**51. CONSULTATION OF WEST BERKSHIRE MINERAL AND WASTE SITES**

It was agreed that the following comments be forwarded to West Berkshire Council:

- Members were concerned at the additional traffic / HGV's that could possible access the Robinhood Roundabout / Kiln Road from Long Lane, Newbury. These roads are narrow.
- Members were concerned that the traffic generated from all mineral sites should be included in future traffic modelling for Newbury.

**52. CONSULTATION ON IMPROVEMENTS TO NORTHCROFT LANE FOOTWAY**

Councillor Elizabeth O'Keeffe supplied documentation (with pictures) showing the area and the many problems that are encountered when entering and exiting Northcroft Park. It was agreed that the information provided be circulatrd to all Members to consider should they wish to comment separately.

It was agreed that the following comments be forwarded to West Berkshire Council:

- Members were concerned at the narrowness of the existing footpaths as elderly people and parents with pushchairs are forced to walk in the road. Pedestrian safety should take priority.
- Members welcomed the proposed improvements to the footpath.
- The entrance to the multi-storey car park should be reinstated to Pembroke Road as soon as possible.
- The two on-street parking places that are to be lost could be relocated further along the road near the car park, where the road is wider.
- Some concerns were raised at the "One Way" aspect of the proposals as traffic to and from Northcroft Park can be heavy at times.

The Acting Chairperson thanked Councillor O'Keeffe for the documentation that she had presented to the committee.

**53. SANDLEFORD PARK – UPDATE**

It was noted that there was no further updates at this time.

**54. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT**

It was noted that the documentation / photographs for the Clay Hill Ward are to be uploaded to Drop Box by the end of this week.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.17PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
1 AUGUST 2016  
ITEM 47 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">16/01873/HOUSE</a>	28 Turnpike Road, Newbury for Mr & Mrs Ralph	Proposed reconstruction of the extension and garage existing sub-standard construction
2	No objection, on condition that the self-contained apartment cannot be sold separately	<a href="#">16/01449/HOUSE</a>	25 Fir Tree Lane, Newbury for Darryl Tozer	Conversion of garage space to create a self-contained studio apartment for elderly relative
3	No objection	<a href="#">16/01734/HOUSE</a>	106 Gaywood Drive, Newbury for Mr & Mrs Keith Hazell	Removal of the existing front entrance canopy (flat top) and replaced with a flat top extension to provide a storm porch and w/c
4	<p>Objection/comment: Members feel that this will be a serious overdevelopment which will cause the overlooking of neighbouring properties and the design is out of keeping with the surroundings. There are problems with drainage / flooding. The road is very narrow and there is no turning point for refuse / delivery vehicles, which will mean they will have to reverse out. Dangerous access &amp; egress to the proposed building adjacent Ace Space arts facility; the road is in poor condition. The location of the refuse /recycle bins is to the front of the property , approximately 3 metres from the neighbours' boundary, not sure this will work.</p> <p>Members also raised concerns regarding the lack of parking spaces being provided as there is no on street parking in this already busy road</p>	<a href="#">16/01702/FULD</a>	Land at St Nicholas Road, Newbury for Goldfinch Homes	Construction of a detached building consisting of 5 no. two-bedroom flats together with 5 parking spaces and associated cycle storage and refuse storage
5	No objection	<a href="#">16/01728/HOUSE</a>	9 Amberley Close, Newbury for Mr & Mrs Perris	Rear single storey and two storey extension
6	No comment as this is a Newbury Town Council application	<a href="#">16/01910/LBC2</a>	2 London Road, Newbury for Newbury Town Council.	As part of the planned programme of blue plaques to mark sites of interest for Newbury history, Newbury Town Council proposes to install a plaque to note that 2 London Road was ` The George and Pelican Inn, Circa 1730-1853'. This

				was the famous Speenhamland's many inns which served the coaching trade
7	Objection/comment: Members feel that this is a serious overdevelopment as this will double the footprint of the house. This development would be out of keeping with the surrounding area and cause loss of privacy & loss of light to neighbours.	<a href="#">16/01806/HOUSE</a>	28 West Gate Road, Newbury for Jason Clarke & Jane Coley	Demolition of existing conservatory, formation of new single storey rear extension, new side extension and loft conversion
8	No objection	<a href="#">16/01798/HOUSE</a>	Far End, West Gate Road, Newbury for Mr & Mrs McLellan	Demolition of existing two storey side extension, garage and green house. Formation of new two storey side extension, single storey rear extension, loft conversion and new single storey garage
9	No objection	<a href="#">16/01700/HOUSE</a>	118 Paddock Road, Newbury for Doug Nichols	Retrospective replacement of existing garage and new patio with pond
10	No objection/comment: subject to a condition being made to ensure the Fire Officers concerns being adhered too	<a href="#">16/01836/COMIND</a>	Land at Plenty, Hambridge Road, Newbury for JCAM Commercial Real Estate Property VIII Limited	Section 73: variation condition 2 – the developments must be built in accordance with the revised plans, of planning reference 08/0134/COMIND (Section 73 to vary condition 13 of planning 07/01216/COMIND to "Trade Counters hereby permitted shall not exceed 335 SQ.M in total with in unit 1 to 6 inclusive2). To make change to the approved site layout plan to realign the access road.
11	No objection/comment: signs should only be lit during business hours	<a href="#">16/01407/ADV</a>	Access House, Strawberry Hill, Newbury for Day Lewis	Proposed 1 x fascia and hanging sign
12	No objection	<a href="#">16/01909/FUL</a>	Corn Exchange, Market Place, Newbury for Corn Exchange	Instillation of 175 roof mounted solar PV panels to the south elevation
13	No objection/comment: Members felt that the addition of screening might help to maintain the correct location for chairs and tables as they are prone to expand into the surrounding area. Members also felt that the area for external use should be enforced to ensure no overspill into the line of pedestrians	<a href="#">16/01828/FUL</a>	17 Market Street, Newbury for GBK Restaurants	New external seating and planters
14	Objection/comment: Members felt that the proposed shopfront would be out of keeping in the Conservation Area.	<a href="#">16/01826/FUL</a>	17 Market Street, Newbury for GBK Restaurants	Refurbishment of existing restaurant shopfront into a GKB Restaurant shopfront
15	No objection	<a href="#">16/01829/ADV</a>	17 Market Street, Newbury for GBK Restaurants	Various signage

## APPENDIX 2

### APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<p><a href="#">16/01694/PACOU</a></p>	<p>Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 17 Residential Dwellings.</p>
2	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<p><a href="#">16/01695/PACOU</a></p>	<p>Lock House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd</p>	<p>Application to determine if prior approval is required for the change of use of office (class B1) to 17 Residential dwellings.</p>
3	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations</p>	<p><a href="#">16/01697/PACOU</a></p>	<p>Leat House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 Residential Dwellings.</p>

	to reduce the noise etc during their working hours to suite future residential use.			
4	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<a href="#">16/01698/PACOU</a>	Mill House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approve is required for the Change of Use of Office (class B1) to 25 Residential dwellings.
5	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<a href="#">16/01699/PACOU</a>	Weir House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 Residential dwellings.