

26 July 2016

**To:** The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O’Keeffe; Margo Payne; Kuldip Singh Kang; Andrew Steel.

**Substitutes:** Lynne Doherty; David Fish; Sarah Greenall; Tony Stretton; Julian Swift-Hook; Martha Vickers.

**Also:** All Members of the Town Council for information.

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 1 August 2016 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,



**Hugh Peacocke**  
Chief Executive Officer

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THE PLANS WILL BE AVAILABLE FOR COUNCIL MEMBERS TO VIEW FROM 6.30 PM  
(MEMBERS OF THE PUBLIC CAN VIEW THE PLANS FROM 7.00 PM)

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- 1. Apologies**  
*Chief Executive Officer*
- 2. Declarations of Interest and Dispensations**  
*Chairperson*  
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**  
*Chairperson*  
**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 11 July 2016 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**  
*Chairperson*
- 5. Members’ Questions and Petitions**  
*Chairperson*

Town Hall, Market Place, Newbury, RG14 5AA

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**6. Schedule of Planning Applications (Appendix 2)**

*Chairperson*

**To comment** on the planning applications listed at the attached schedule for which there are members of the public present.

**7. Schedule of Prior Approval Applications (Appendix 3)**

*Chairperson*

**To comment**, if relevant, on prior approval applications listed at the attached schedule.

**8. Schedule of Planning Decisions (Appendix 4)**

*Chairperson*

**To receive** and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

**9. Schedule of Licensing Applications (Appendix 5)**

*Chairperson*

**To comment** on the licensing applications listed at the attached schedule.

**10. Consultation of West Berkshire mineral and waste site**

*Chairperson*

**To consider** WBC's process for developing a new strategic minerals and waste plan for the District. This plan, once adopted, will set the strategy for minerals and waste development within the District over the period covered by the plan. As part of this plan making process it is intended that a number of minerals and waste sites, that are necessary to meet the overarching strategy, will be identified.

You may recall that alongside our previous Issues and Options Consultation for the emerging Minerals and Waste Local Plan we launched a "Call for Sites" whereby we invited landowners, operators and any other interested party to put forward potential minerals and waste development sites for potential inclusion within the emerging plan.

The Council is carrying out an assessment of the various site submissions that have been made, however we consider that our on going site assessment process would be benefitted by a public consultation on the sites that have been submitted.

The public consultation on the submitted sites will run from Friday the 1st July through to Friday the 5th August (a 5 week period). Further information and the consultation document can be found on the Council's Website as [www.westberks.gov.uk/mwdpd](http://www.westberks.gov.uk/mwdpd) and will be available to view at the Council Offices in Market Street, Newbury. The consultation material can also be viewed online at those libraries across the District which provide public access computers.

Representations on this consultation can be made using one of the following methods:

- Online using the consultation portal  
[http://consult.westberks.gov.uk/portal/mwlp\\_sites\\_con](http://consult.westberks.gov.uk/portal/mwlp_sites_con);
- By email ([mwdpd@westberks.gov.uk](mailto:mwdpd@westberks.gov.uk) );

**11. Consultation on improvements to Northcroft Lane footway (Appendix 6)**

*Chairperson.*

**To consider** WBC's Capital Project teams solution to the narrow footway on the North side of the Carriageway on Northcroft Lane. Further information as attached at Appendix 6.

**12. Sandlesford Park – Update**

*Chairperson*

**To receive** an update from Members of the Sandlesford Park Working Group.

**13. Review of the Newbury Town Design Statement**

*Chairperson/Cllr Adrian Edwards*

**To consider** arrangements for the review of the Newbury Design Statement.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON WEDNESDAY 11 JULY 2016 AT 7.30PM.**

**PRESENT**

Councillors, Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Elizabeth O'Keefe; Anthony Pick (Chairperson); Kuldip Singh Kang.

**In Attendance**

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

**28. APOLOGIES**

Councillors Margo Payne, Andrew Steel.

**29. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, 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 and Jeanette Clifford 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 applications, Councillors, Jeff Beck, Dave Goff & Anthony Pick declared that they had been lobbied: **16/01583/FUL**.

In considering the following application, Councillor John Gardner declared that he had prejudicial interest and took no part in the vote: **16/01543/HOUSE**.

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest: **16/01463/OUTD**.

In considering the following applications, Councillor Elizabeth O'Keefe declared that she had been lobbied: **16/01719/HOUSE & 16/01720/CON**.

**30. MINUTES**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 20 June 2016 be approved as a correct record and signed by the Chairperson.

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

There were none.

**32. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**33. 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: **16/01543/HOUSE.**

**34. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**35. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**36. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence (New) 16/00925/LQN – Boobars BBQ Ltd – 5 Market Place, Newbury**

Applicant: Boobars BBQ Ltd

No objection.

**37. RELOCATION OF BUS SHELTER FROM VALLEY ROAD, NEWBURY**

Members supported this proposal. However, they recommend that the bus stop be inset into the pavement rather than marked out on the carriageway, in order to discourage parking in it by cars.

**38. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 16/00233/HOUSE FOR 12 BUNKERS HILL, NEWBURY FOR THE  
CONSTRUCTION OF A FIRST FLOOR EXTENSION AND GARAGE CONVERSION.**

The information was received and noted by the committee.

**39. POSSIBILITY OF DISPLAYING ELECTRONIC PLANS**

Members discussed the proposal to display planning applications electronically at Committee meetings and the idea was met with a mixed response. After some discussion it was agreed that the CEO would explore options to complement the current procedure with electronic presentation.

**40. SANDLEFORD PARK – UPDATE**

It was noted that the proposed consultation meeting that was to be held at the Rugby Club, Monks Lane had been cancelled by Donnington New Homes. It was hoped that it would be rescheduled for some time after the school holidays.

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

After a short discussion it was agreed that the CEO would re-circulate an e-mail giving instructions on how to use the Drop Box to hold any new pictures or information that Councillors have and further information as to what would need to happen next.

Councillor Adrian Edwards offered his assistance to any member who wished to get involved in this project.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.40PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING**  
**11 JULY 2016**  
**ITEM 33 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">16/01555/HOUSE</a>	20 Grove Road, Newbury for Mr & Mrs S Harrop	Conservatory
2	No objection/comment: Since submitting the previous application, the applicant has taken effective steps to consult the neighbours affected by the development and to heed their concerns. We are therefore content that the earlier causes of objection have been dealt with. We recommend that the lights attached to the north of the building which have been turned off should be disconnected so that they cannot be reactivated in future. We also recommend that the various roof projections be painted to a uniform grey colour to harmonise with their surroundings	<a href="#">16/01583/FUL</a>	370 London Road, Newbury for Noosa Development (Newbury) Ltd	The instillation of air conditioning units, plant, ventilation flues and intakes/extracts, which with associated screening, lighting and landscaping
3	No objection/comment: Members support the recommendations of the Tree Officer on the protection of trees to the rear of the site	<a href="#">16/01543/HOUSE</a>	36 Conifer Crest, Newbury for Mr Pask	First floor bedroom extension and associated internal alterations
4	No objection	<a href="#">16/01660/HOUSE</a>	130 Russell Road, Newbury for Mr & Mr Flight	Two-storey extension to rear with internal alterations and addition of windows
5	Objection/comment: 1. The exit from Tydehams to Andover Road would remain unsafe for any increase in vehicle movements. We support the concerns of the Highways Officer in this regard. 2. We oppose any change from the residential character of the area, the unique architectural character of Tydehams, or the character of Andover Road as a gateway road to Newbury.	<a href="#">16/01463/OUTD</a>	Upcot, Tydehams, Newbury for Brian Willis	Demolition of existing dwelling house, redevelopment with residential care home – matters to be considered access, layout and scale

	Such changes would be introduced by this application, in our view inappropriately. 3. In particular, the application would in our opinion be contrary to the Newbury Town Design Statement. 4. The development would set a bad precedent for potential redevelopment of Tydehams dwellings			
6	No objection/comment: We are content that the application would be in harmony with the existing house and its neighbourhood.	<a href="#">16/01550/HOUSE</a>	Birch Mead, Tydehams, Newbury for Simon & Joanne Rutter	One and a half storey side and rear extension with lowered internal ground floor to the rear, single storey rear extension, detached garage, extended driveway area to the front
7	Given that the house has been built, we are not clear why this application is necessary.	<a href="#">16/01645/FUL</a>	10 Mayfair Drive, Newbury for Peter Bell	Section 73A: Removal of condition 4: Construction Method Statement, 7: Dust Mitigation, 11: Code for Sustainable Homes. Variation of condition 8: Contaminated Land, of planning permission <a href="#">13/03013/FUL</a> : Proposed Demolition of sub-standard dwelling and the erection of a new 4 no. b bedroom dwelling with associated parking and amenity
8	No objection	<a href="#">16/01686/FULD</a>	11 London Road, Newbury for Vokin Construction	Conversion of ground floor retail unit in a 1-bedroom duplex residential unit and refurbishment of the existing two-bedroom duplex residential unit
9	No objection	<a href="#">16/01718/FUL</a>	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	Alterations to shop front including insertion of additional shop entrance and replacement of retractable awnings
10	No objection	<a href="#">16/01719/HOUSE</a>	7 West Mills, Newbury for Mr M Eaton & Mrs J Caddy	Part demolition of existing rear extension and construction of new single storey replacement extension.
11	No objection	<a href="#">16/01720/CON</a>	7 West Mills, Newbury for Mr M Eaton & Mrs J Caddy	Part demolition of existing rear extension and construction of new single storey replacement extension



**APPENDIX 2**

**APPLICATION FOR PRIOR APPROVAL**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	<p>Objection/comment:                      We are opposed to the conversion to residential use of premises located well within the Newbury Trading Estate. Land zoned for industrial and commercial use should be protected for that purpose. In addition, we consider that the parking shortfall identified by Highways and the insufficient protection against noise from the warehouse below, identified by Environmental Health, are adequate grounds for rejection</p>	<p><a href="#">16/01584/PACOU</a></p>	<p>Consort House, 42 Bone Lane, Newbury for Aman Mahal</p>	<p>Application to determine if prior approval is required for the Change of Use of the first floor from B1 (a) to C3 with the installation of an internal courtyard and refuse/recycling/parking and cycle provision</p>

## PLANNING AND HIGHWAYS COMMITTEE MEETING

1 August 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	CLAY HILL	<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	CLAY HILL	<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	CLAY HILL	<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	NORTHCROFT	<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	NORTHCROFT	<a href="#">16/01728/HOUSE</a>	9 Amberley Close, Newbury for Mr & Mrs Perris	Rear single storey and two storey extension
6	NORTHCROFT	<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	ST JOHNS	<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	ST JOHNS	<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	ST JOHNS	<a href="#">16/01700/HOUSE</a>	118 Paddock Road, Newbury for Doug Nichols	Retrospective replacement of existing garage and new patio with pond

10	VICTORIA	<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	VICTORIA	<a href="#">16/01407/ADV</a>	Access House, Strawberry Hill, Newbury for Day Lewis	Proposed 1 x fascia and hanging sign
12	VICTORIA	<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	VICTORIA	<a href="#">16/01828/FUL</a>	17 Market Street, Newbury for GBK Restaurants	New external seating and planters
14	VICTORIA	<a href="#">16/01826/FUL</a>	17 Market Street, Newbury for GBK Restaurants	Refurbishment of existing restaurant shopfront into a GKB Restaurant shopfront
15	VICTORIA	<a href="#">16/01829/ADV</a>	17 Market Street, Newbury for GBK Restaurants	Various signage

## 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	Adjacent Parish (Victoria)	<a href="#">16/01694/PACOU</a>	Bridge 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 17 Residential Dwellings.
2	Adjacent Parish (Victoria)	<a href="#">16/01695/PACOU</a>	Lock 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 17 Residential dwellings.
3	Adjacent Parish (Victoria)	<a href="#">16/01697/PACOU</a>	Leat 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.
4	Adjacent Parish (Victoria)	<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	Adjacent Parish (Victoria)	<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.

## PLANNING AND HIGHWAYS COMMITTEE MEETING

01 AUGUST 2016

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01253/HOUSE	Island Cottage, West Mills, Newbury for Mr & Mrs R Swaffield	Section 73 – Removal of Condition 3 – Ancillary Accommodation of approval application 02/01850/HOUSE – replacement garage and studio	Objection/comment: We consider that this site is sufficiently developed. The condition imposed in the consent 02/01850 should be retained
<b>WBC final decision – Approved</b>			
16/01244/HOUSE	Kennel Cottage, Kendrick Road, Newbury for P Treleven	Replacement roof covering and associated battens, the instillation of five roof lights. Retrospective.	Objection/Comment: the present orange-shaded tiles which have been used to restore the roof are inappropriate for the 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 roof lights on the plans and the four actually installed.
<b>WBC final decision – Approved</b>			
16/01367/COMIND	B S T Fitness, Parkway, 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 and car park.	No objection
<b>WBC final decision – Refused</b>			

PLANNING AND HIGHWAYS COMMITTEE MEETING  
1 August 2016

## SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: <b>16/01105/LQN</b>	Applicant: <b>Martin McCoil Limited</b>  Location: Martins 60 Bartholomew street, Newbury	<b>Proposal:</b> Supply of Alcohol (off sales only) Monday to Sunday 06:00 – 23:00

Dear Councillors

As requested by a Newbury Town Councillor early last year, the Capital Projects team has looked into designing a solution to the narrow footway on the North side of the Carriageway on Northcroft Lane.

The issue is a narrow footway (1.2m wide) on the North side along-side a narrow carriageway. Pedestrians with push chairs and wheel chair users have to enter the carriageway due to the lack of space on the footway.

A possible solution as shown in the attached PDF (81149-Northcroft-001) is to reduce the carriageway down to a single lane with a priority give way from the East. This will allow for a much wider footway to improve safety for pedestrians. To allow this design to work, the equivalent of 2 parking spaces to the West would need to be removed to allow vehicles to pass after the give way.

The tendency of pedestrians along this stretch is to walk on the South side of the carriageway rather than crossing and using the narrow footway. Therefore new dropped kerbs on the North side would be installed to encourage pedestrians to use the newly widened footway rather than walk in the carriageway.

Before we proceed to consult the local residents on this proposal I would be grateful to receive any comments you may have. If you have any queries or would like further information please feel free to contact me.

Kind regards,

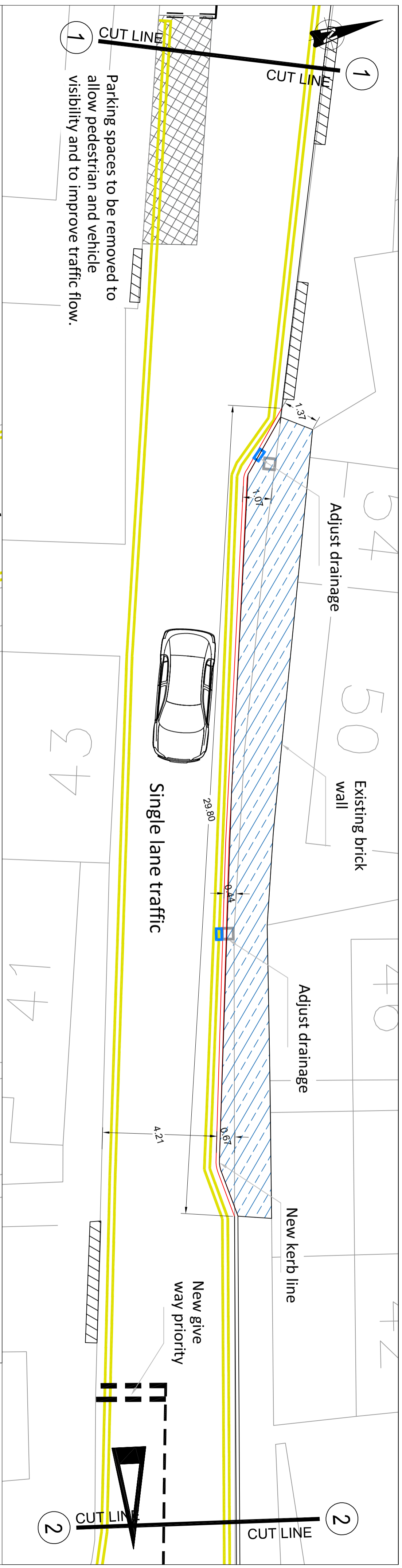
**Ryan Taylor**

**Technician - Highway Projects**

Highways & Transport West Berkshire Council Market Street Newbury RG14 5LD





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1) Parking spaces to be removed to allow pedestrian and vehicle visibility and to improve traffic flow.

**KEY**

-  New kerb line
-  New footway
-  Existing dropped kerb
-  Parking spaces removed

**NOTES**

- 1) Do not scale from this drawing.
- 2) All dimensions are shown in metres unless shown otherwise.

REV	DESCRIPTION	DR	AU	REQ DATE
A				
B				



Project Title  
NorthCroft Lane footway widening

Drawing Title  
Footway improvement proposal

Date	Drawn By	Checked By	Paper Size	Drawing Scale
01/06/2016	RT	NS	A2	1:100
Drawing Number	81149-Northcroft-001			