

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 22 AUGUST 2016 AT 7.30PM.**

PRESENT

Councillors, Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Elizabeth O'Keeffe, Margo Payne; Anthony Pick (Chairperson).

In Attendance

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

55. APOLOGIES

Councillor Kuldip Singh Kang.

56. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, 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 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 application, Councillor Adrian Edwards declared a prejudicial interest and took no part in the vote: **16/01854/HOUSE**.

In considering the following application, Councillor Jeanette Clifford declared that she had personal interest: **16/02104/TELE56**.

In considering the following application, Councillor Anthony Pick declared that he had visited the site and spoken to a neighbour: **16/02009/FULD**.

57. 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 1 August 2016 be approved as a correct record and signed by the Chairperson.

58. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

59. MEMBERS' QUESTIONS AND PETITIONS

There were none.

60. 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 John Gardner voted against the decision: **16/02013/FUL & 16/02014/LBC2.**

61. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

62. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

63. APPEAL DECISIONS

The information was received and noted by the Committee.

64. TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 15/03456/OUTMAJ FOR LAND SOUTH OF GARDEN CLOSE LANE, NEWBURY FOR OUTLINE PLANNING PERMISSION FOR UP TO 85 RESIDENTIAL DWELLINGS (INCLUDING UP TO 40% AFFORDABLE HOUSING), INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA, SURFACE WATER FLOOD MITIGATION AND ATTENUATION, VEHICULAR ACCESS POINT FROM ANDOVER ROAD AND ASSOCIATED ANCILLARY WORKS. MATTERS TO BE CONSIDERED: ACCESS

It was agreed that there would be no changes to Members' previous comments.

65. A343 SANDPIT HILL, WASH WATER 40MPH

Members agreed to West Berkshire Council's proposal to impose a 40MPH speed limit on the above mentioned section of road.

66. HERITAGE WORKING GROUP - REPORT

Members received a report from Councillor Anthony Pick, Chairperson to the Heritage Working Group regarding the progress that they had made which included the listing of various building and the erection of 4 Blue Plaques and suggestions for further plaques

The Chairperson asked Members to consider any other locations that warranted having a blue plaque erected.

The Chairman welcomed Councillor Clifford to the Working Group.

67. SANDLEFORD PARK – UPDATE

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

68. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

It was noted that information for all wards had been sent to the Drop Box with the exception of Brummell Grove and Pyle Hill.

The following process was agreed to progress this review:

- Upon completion of the outstanding wards, officers will collate the information received (The Chairman is to write to the Ward Councillors requesting their input)
- A working group will be set up to consider the information and make recommendations to the Committee (Councillors Adrian Edwards and Elizabeth O’Keeffe agreed to join the Working Group)
- The Committee will adopt a draft review and send to the planning authority for comment
- The draft, together with any amendments arising from the comments of the Planning Authority, will be put to public consultation
- The Committee will consider the outcomes from the consultation before finalising the Review
- The CEO is to write to all members inviting volunteers.

At a later stage, the Council could consider incorporating the Town design Statement into the Town Plan, when one is made.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.09PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
22 AUGUST 2016
ITEM 60 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/01961/HOUSE	14 Grove Road, Newbury for Mr McCarthy	Two storey extension to the side and rear and conversion of loft space to master bedroom suite
2	No objection/comment: Members have no objection to this application, provided that in the opinion of the Case Officer the proposed roof tiles are compatible with those of adjoining houses	16/01979/HOUSE	27 Kiln Road, Newbury for Richard Harding	Section 73A - Variation of Condition 3 - Materials of approved application 15/02350/HOUSE - Two storey rear extension
3	No objection	16/01050/ADV	Gracewell Of Newbury, 370 London Road, Newbury for Noosa Development (Newbury) Ltd	2 x free standing monolith signs
4	No objection	16/02111/HOUSE	2 Cavalier Close, Newbury for Mr & Mrs Nicholas Turnham	Retrospective - Garage to front of property
5	No objection	16/01854/HOUSE	67 Kingsbridge Road, Newbury for Mr & Mrs Griffiths	Proposed single storey rear extension following demolition of existing extension and loft conversion addition of 2 No velux Rooflights to front roof
6	No objection	16/02113/HOUSE	14 Buckingham Road, Newbury for Mr & Mrs Hounslow	Single storey rear extension
7	No objection	16/02021/HOUSE	2 Bartlemy Road, Newbury for Matthew Wilkinson	Single storey rear extension
8	No objection	16/01830/HOUSE	Oakhaven, Kendrick Road, Newbury for Brian Soulby	Rear conservatory
9	No objection	16/02001/HOUSE	11 Western End, Newbury for Mr & Mrs Butterwick	Proposed rear conservatory
10	No objection/comment: The application should have regard to the opinion of the Highways Officer that two car parking spaces should be provided on site, and that they should not interfere with the opening of the garage door	16/02003/HOUSE	26 Wendan Road, Newbury for Mr & Mrs J Woodhouse	Single and two-storey extensions to the existing dwelling
11	No objection	16/02033/HOUSE	48 Wendan Road, Newbury for Mr & Mrs Harvey	Two storey side extension
12	Objection/comment: Members consider that the two large dormer windows proposed for the rear of the house are disproportionate with the	16/01935/HOUSE	8 Chandos Road, Newbury for John McAuliffe	Proposed loft conversion to provide bedroom and shower room

	building and will overlook the rear gardens of neighbours			
13	No objection/comment: A listed building such as this can only be maintained if it is provided with an economically viable function. We accordingly have no objection on the understanding that the present application will do that, despite the fact that it is located in a residential area. We accept the applicant's assurances that no repair work will be carried out on site, the vehicles will be mostly parked on the premises of customers, and they will be quiet in operation. Matters to be considered include preservation of the listed frontage of the building and the safe storage of fuel	16/02014/LBC2	123 Newtown Road, Newbury for David Cox	Proposed separation and part change of use of the site from hand car wash facility to new storage and distribution of builder's equipment and machinery (B8). Proposed refurbishment of rooms to be used for new office with w/c and kitchenette
14	No objection/comment; A listed building such as this can only be maintained if it is provided with an economically viable function. We accordingly have no objection on the understanding that the present application will do that, despite that fact that it is located in a residential area. We accept that applicant's assurances that no repair work will be carried out on site, the vehicles will be mostly parked on the premises of customers, and they will be quiet in operation. Matters to be considered include preservation of the listed frontage of the building and the safe storage of fuel	16/02013/FUL	123 Newtown Road, Newbury for David Cox	Proposed separation and part change of use of the site from hand car wash facility to new storage and distribution of builder's equipment and machinery (B8). Proposed refurbishment of rooms to be used for new office with w/c and kitchenette
15	No objection/comment: Members support the observation of the Waste Officer that specific provision must be made for waste and recycling removal, and not rely on existing arrangements. As the Conservation Officer has suggested, the interior of the building should be inspected to examine possible effects on existing structures	16/01821/FULD	1 Northbrook Street, Newbury for Delaport Investments Ltd	Change of use from B2 office space to C3 residential dwellings. Internal alterations to create 5 no. studio style flats on first, second and third floor

16	No objection/comment: Members support the observation of the Waste Officer that specific provision must be made for waste and recycling removal, and not rely on existing arrangements. As the Conservation Officer has suggested, the interior of the building should be inspected to examine possible effects on existing structures	16/01822/LBC2	1 Northbrook Street, Newbury for Delaport Investments Ltd	Conversion from B2 office space to C3 residential dwellings. Internal alterations to create 5 no. studio style flats on first, second and third floor.
17	Objection/comment: Members felt that this outline application contains no information on the structure, materials, or appearance of the building or on its relation with its neighbours. The brief schematic appear unattractive, and at four storeys it is likely to over-dominate its neighbours. The direct exit of cars from the undercroft car park onto Bartholomew Street raises road safety concerns. The undercroft car park will destroy any archaeology, which should therefore be thoroughly surveyed before foundations are laid	16/01942/OUTMAJ	31-34 Bartholomew Street, Newbury for Rissance Ltd	Outline application for the development of 14 no. 2 bed apartments and A1 unit – matters to be considered are access; layout and scale
18	No objection	16/01894/FUL	Mulberry Court, Oddfellows Road, Newbury for Stonewater	Installation of mobility scooter store disabled facility to house 6 mobility scooters
19	No objection	16/02082/FUL	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	Re- finish shop front and close off side external entrance
20	No objection	16/02081/ADV	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	New signage
21	No objection	16/02184/FUL	7-9 Wharf Street, Newbury for Westport Leisure UK	Addition of high level lighting to external elevations of Document House
22		16/02185/LBC2	7-9 Wharf Street, Newbury for Westport Leisure UK	Addition of high level lighting to external elevations of Document House
23	No objection	16/02104/TELE56	Telecommunications Mast, Pembroke Road, Newbury for Vodafone Ltd	Proposed upgrade base station: Installation of 1 no. battery cabinet (800 x 660 x 1770mm) at rooftop level with associated ancillary works
24	Objection/comment: Approval of a building outside the Newbury settlement boundary would set a bad precedent, and is opposed by the Committee. As a separate issue, the potential relationship of the building	16/02009/FULD	Land South of Grovelands, Pear Tree Lane, Newbury for Mr & Mrs K Wallin	Proposed new residential, fully sustainable, 3no bedroom self-build dwelling with associated parking and amenity

	with the oil pipe crossing the site requires careful examination			
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APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No comment	16/02142/PASSHE	15 Monks Lane, Newbury for Oliver Drewitt	Single storey extension to the rear of the existing house to provide a family / dining area. Extend beyond the rear wall of the original dwelling 4m. Height 3.3m and height at eaves 2.2m