

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 12 SEPTEMBER 2016 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang and Andrew Steel.

In Attendance

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

55. APOLOGIES

Councillors Margo Payne; Dave Goff.

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 Jeanette Clifford declared a prejudicial interest and took no part in the vote: **16/01777/FUL**

In considering the following application, Councillor Miles Evans declared that he had prejudicial interest and took no part in the vote: **16/02075/HOUSE**

In considering the following application, Councillor Anthony Pick declared that he had visited the site and spoken to a neighbour: **16/002130/HOUSE**

In considering agenda item 9, (Licensing Applications), Councillor Jeff Beck declared a prejudicial interest and took no part in the discussions.

57. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 22 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.

61. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

62. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence Variation 16/01242/LQN – Gourmet Burger Kitchen Ltd – Market Place, Newbury**

Applicant: Gourmet Burger Kitchen Ltd

No objection.

63. SANDLEFORD PARK – UPDATE

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

64. 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:

- Councillor Adrian Edwards offered to carry out the review for Pyle Hill.
- Upon completion of the outstanding wards, officers will collate the information received
- The working group will consider the information and make recommendations to the Committee
- The Committee will adopt a draft review and send to the planning authority for comment.

65. SIGNING OF LEASE FOR SUITE 7 – WEST BERKSHIRE DISTRICT COUNCIL

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Jeanette Clifford

RESOLVED: That the signing of the lease for Suite 7, between West Berkshire District Council and Newbury Town Council be authorised. The lease was signed by Councillors Anthony Pick & John Gardner.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.42PM.

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.	16/02054/FUL	Lambourne House and Nexus House, Newbury Business Park, London Road, Newbury for Regional Portfolio III LP	Refurbishment of Lambourne House and Nexus House replacement of canopy and internal alterations
2	No objection/comment. On condition that the extension is solely for use of the occupants of the main house, and cannot become separate accommodation	16/02198/HOUSE	37 Regnum Drive, Shaw, Newbury for Mr & Mrs K B Savills	Proposed kitchen extension, garage and garden room/store
3	No objection.	16/02196/HOUSE	44 Walton Way, Newbury for Mr & Mrs Darren Weston	Two storey extension to the side of existing dwelling to provide playroom with bedroom over
4	No objection	16/02154/HOUSE	73 Essex Street, Newbury for Mr & Mrs Greaves	Proposed single storey side extension and rear extension replacing lean-to and wall at 73 Essex Street
5	No objection.	16/02050/FUL	Hill View, Wash Water, Newbury for Mr Tovey	Change of use of land, two story side extension and first floor extension over existing garage
6	Objection/comment. 1. The property and its garden will be intrusively overlooked from the first and second floor windows and French doors of 12 Normay Rise, which are being installed under an extant planning consent. Similarly, 12 Normay Rise would be overlooked from the new house. 2. Under the plans, the site access could only be approached along Normay Rise from the west, which would not be appropriate for a domestic dwelling. Closeness of the proposed access to the entrance of 12 Normay Rose and to the corner with Glendale Avenue would in our opinion be dangerous.	16/02079/FULD	Land Adjacent To 12 Normay Rise, Newbury for Mrs Southward & Ms Clancy	Erection of a new 3 bedroom dwelling, parking, turning and access
7	No objection	16/02075/HOUSE	18 Montgomery Road, Newbury for Luke Parker-Hodds	Demolition of the existing conservatory and small ground floor extension to rear of property. Construction or new rear extension across the

				width of house, forming new kitchen and family area. Construct new rear first floor extension to form a new bathroom from rear to the front of the house. Convert the existing roof space in to a new bedroom and en-suite by building new gable wall over the side wall and a new "Dormer" across the rear wall
8	No objection	16/02130/HOUSE	7 Woodridge, Newbury for Mr & Mrs K Marsh	Single storey rear extension and attic conversion
9	No objection	16/02339/HOUSE	17 Valley Road, Newbury for Mr Marsh & Mrs Bawden	Two storey extension in place of existing single storey extension, reconfiguring of front entrance porch, and new roof lights and alterations to window in North East elevation
10	No objection	16/02260/FUL	45 Bartholomew Street, Newbury for Lotus Spa	Change of use from A2 to D1. No internal or external changes
11	Objection	16/02265/FUL	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Section 73 – Variation of conditions (3) materials, (4) finished floor levels and, (5) boundary treatments of planning permission 16/00740/FUL
12	No objection	16/02254/HOUSE	4 Berkeley Road, Newbury for Mr & Mrs Collins	Single storey rear extension with internal modifications
13	No objection/comment. On condition that the extension is solely for use of the occupants of the main house, and cannot become separate accommodation.	16/02161/HOUSE	8 Maple Crescent, Newbury for Matt Vickers	Rear extension to existing double garage to allow for indoor parking or a third vehicle. Rear wall of existing garage asbestos corrugated roof to be replaced with tile effect metal roof sheets for this and the extension
14	No objection/comment. On the understanding that the applicant agrees to limit the number of cars kept by residents of the property to four or less.	16/01777/FUL	21 St Georges Avenue, Newbury for Mr R Hanson & Ms F L Cowan	Application for "change of use" – the house has seven bedrooms and will be fully licence as HMO around 05/07/16. Change of use is required to enable the seventh bedroom to be rented out
15	No objection	16/02064/HOUSE	5 Chandos Road, Newbury for Mr Hatherill & Miss Fordham	New window to side elevation
16	No objection/comment. It is our understanding that the seven on-site parking spaces will be sufficient for use of the chiropractors working at the clinic, staff, and customers	16/02108/FUL	21 Old Newtown Road, Newbury for Newbury Chiropractic Centre Ltd	Change of use from B1 office to a D1 Chiropractic Clinic
17	No objection/comment. Subject to the conditions requested by the Highways Officer.	16/02120/HOUSE	118 Paddock Road, Newbury for Doug Nichols	Retrospective replacement of existing garage and new patio with pond
18	No objection	16/02118/HOUSE	Thompson Lodge, Chesterfield Road, Newbury for Mr & Mrs Niven	Single storey extension

19	No objection	16/02237/HOUSE	94 Paddock Road, Newbury for Mr & Mrs Brooks	Conversion of garage to study, construction of bedroom and en-suite over extension to existing family room and replacement of flat roof with pitched roof over front porch
20	No objection/comment. In our opinion, the parking arrangements proposed for the site will be adequate.	16/02175/HOUSE	43 Stanley Road, Newbury for Alex Bull	Two storey side extension
21	Objection/comment. Insufficient information is given to provide assurance that noise from the unit will not disturb the nearby residents of Carnegie Road and the flat above 53 Cheap Street	16/02187/LBC2	53 Cheap Street, Newbury for Bold Hurst Properties Ltd	Install A/C unit on rear garden wall
22	No objection/comment. provided that: 1. The reported abuse of spaces allocated for disabled persons and families is addressed. 2. Customers are fully advised of the change by advance publicity.	16/02233/MDOPO	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarkets Limited	Modification of obligations 2.1: operations, and 2.3: enforcement, of planning permission 08/01736/COMIND
23	Objection/comment. While sympathising with the desire of the applicant to find a commercial use for the site, we cannot agree with so wide-ranging an application whose effect on the listed building cannot be predetermined.	16/02241/FUL	41 Cheap Street, Newbury for KCS Properties Ltd	Change of use from A1 (Shop) to Flexible use compromise of A1 (shop), A2 (financial and professional services) A3 (restaurants and Cafes) A4 Drinking establishments) A5 (hot food takeaway) or Sui Generis (restaurant, bar cabaret and adult entertainment venue use)
24	No objection	16/02319/FUL	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	Installation of 2 air conditioning condenser units and one extract grille
25	No objection	16/02323/ADV	63 Parkway Shopping Centre, Middle Street, Newbury for Lakeland Ltd	Renewal of sign face – keeping existing illumination panel.
26	No objection	16/02236/CERTE	4 Hambridge Road, Newbury for Stephen Evans	Ground floor of no.4 Hambridge Road, Newbury as a single 2-bedroom residential flat