

6 September 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 12 September 2016 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,



Granville Taylor
Community Services Manager

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)

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 22 August 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

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

- 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 Planning Decisions (Appendix 3)**
Chairperson
To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.
- 8. Appeal Decisions (Appendix 4)**
Chairperson
To receive and comment as necessary on the appeal decisions 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. Sandford Park – Update**
Chairperson
To receive an update from Members of the Sandford Park Working Group.
- 11. Review of the Newbury Town Design Statement**
Chairperson/Cllr Adrian Edwards
To consider arrangements for the review of the Newbury Design Statement.
- 12. Signing of a lease for Suite 7 between Newbury Town Council and West Berkshire Council**
Chairperson
To authorise the sealing of a three-year Lease between West Berkshire Council and Newbury Town Council for the rental of the Suite 7 in the Town Hall with effect from 1 September 2016.

**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

PLANNING AND HIGHWAYS COMMITTEE MEETING

12 SEPTEMBER 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	16/02054/FUL	Lambourn House and Nexus House, Newbury Business Park, London Road, Newbury for Regional Portfolio III LP	Refurbishment of Lambourn House and Nexus House replacement of canopy and internal alterations
2	CLAY HILL	16/02198/HOUSE	37 Regnum Drive, Shaw, Newbury for Mr & Mrs K B Savills	Proposed kitchen extension, garage and garden room/store
3	CLAY HILL	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	FALKLAND	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	FALKLAND	16/02050/FUL	Hill View, Wash Water, Newbury for Mr Tovey	Change of use of land, two storey side extension and first floor extension over existing garage
6	FALKLAND	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	FALKLAND	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 of 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	FALKLAND	16/02130/HOUSE	7 Woodridge, Newbury for Mr & Mrs K Marsh	Single storey rear extension and attic conversion
9	FALKLAND	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	NORTHCROFT	16/02260/FUL	45 Bartholomew Street, Newbury for Lotus Spa	Change of use from A2 to D1. No internal or external changes
11	NORTHCROFT	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	NORTHCROFT	16/02254/HOUSE	4 Berkeley Road, Newbury for Mr & Mrs Collins	Single storey rear extension with internal modifications

13	NORTHCROFT	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	NORTHCROFT	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	ST JOHNS	16/02064/HOUSE	5 Chandos Road, Newbury for Mr Hatherill & Miss Fordham	New window to side elevation
16	ST JOHNS	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	ST JOHNS	16/02120/HOUSE	118 Paddock Road, Newbury for Doug Nichols	Retrospective replacement of existing garage and new patio with pond
18	ST JOHNS	16/02118/HOUSE	Thompson Lodge, Chesterfield Road, Newbury for Mr & Mrs Niven	Single storey extension
19	ST JOHNS	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	VICTORIA	16/02175/HOUSE	43 Stanley Road, Newbury for Alex Bull	Two storey side extension
21	VICTORIA	16/02187/LBC2	53 Cheap Street, Newbury for Bold Hurst Properties Ltd	Install A/C unit on rear garden wall
22	VICTORIA	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	VICTORIA	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	VICTORIA	16/02319/FUL	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	Installation of 2 air conditioning condenser units and one extract grille
25	VICTORIA	16/02323/ADV	63 Parkway Shopping Centre, Middle Street, Newbury for Lakeland Ltd	Renewal of sign face – keeping existing illumination panel.
26	VICTORIA	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

PLANNING AND HIGHWAYS COMMITTEE MEETING

12 SEPTEMBER 2016

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01702/FULD	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	Objection/comment: Members felt 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 & 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. Members also raised concerns regarding the lack of parking spaces being provided as there is no on street parking in this already busy road
Notification received from WBC – WITHDRAWN by applicant			

PLANNING AND HIGHWAYS COMMITTEE MEETING

12 SEPTEMBER 2016

SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
15/03503/OUTD	Land adjacent to 2 St George's Avenue, Newbury for Mr I Weston	Erection of 1 no dwelling with associated parking – matters to be considered access and layout	No objection/comment: We note that the size of the proposed dwelling has been reduced from that of the previously withdrawn application 15/02176, and the amenity space has been increased. Our previous concerns have therefore been allayed
Planning Inspectorate's decision – The appeal is dismissed. (A copy of the notice will be available at the meeting)			

**PLANNING AND HIGHWAYS COMMITTEE MEETING
12 SEPTEMBER 2016**

SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – Variation Ref: 16/01242/LQN	Applicant: Gourmet Burger Kitchen Ltd Location: Gourmet Burger Kitchen, Market Place, Newbury	Proposal: Details of Application: Current Licensed Hours Monday to Sunday 09:00 – 02:00 for Performance of Plays, Exhibition of Films, Performance of Live Music, Recorded Music, Performance of Dance and Supply of Alcohol. Late Night Refreshment Monday to Saturday 23:00 to 02:00. Proposals <ul style="list-style-type: none"> - Change layout - Add 'off' sales of alcohol - Removal of 2 conditions after consultation with TVP (see application) - Removal of Performance of Plays since now a deregulated activity