

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 03 OCTOBER 2016 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jo Day; Lynne Doherty; Adrian Edwards; Dave Goff; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang and Andrew Steel.

In Attendance

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

66. APOLOGIES

Councillors Jeanette Clifford; Miles Evans; John Gardner.

67. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, Adrian Edwards, David 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 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 personal interest and took no part in the vote: **16/02344/LBC2**

In considering the following application, Councillor Adrian Edwards declared a prejudicial interest and took no part in the vote: **16/02471/HOUSE**

In considering the following application, Councillor Dave Goff declared that he had personal interest and took no part in the vote: **16/02398/HOUSE**

In considering the following application, Councillor Kuldip Singh Kang declared that he had personal interest and took no part in the vote: **16/02471/HOUSE**

In considering the following application, Councillor Anthony Pick declared that he had personal interest and took no part in the vote: **16/02357/LBC2**

In considering agenda item 10, (Proposed Relocation of Newbury Crown Post office), Councillor Kuldip Singh Kang declared a personal interest

In considering agenda item 8, (Licensing Applications), Councillor Jeff Beck declared a prejudicial interest and took no part in the discussions.

68. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Jo Day

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 12 September 2016 be approved as a correct record and signed by the Chairperson.

69. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

70. MEMBERS' QUESTIONS AND PETITIONS

There were none.

71. SCHEDULE OF PLANNING APPLICATIONS

To note that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

72. APPEAL DECISIONS

The information was received and noted by the Committee.

73. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence New 16/01371/LQN – Khonkean Thai Cuisine – 102A Bartholomew Street, Newbury**

Applicant: Mr Buaphan Chekrak

No objection.

74. NEWBURY TOWN PLAN

The Committee considered the report sent by the Chairman and agreed to follow the recommended approach, that is, to work towards a Town Plan which would feed into the review of the Core Strategy, rather than a Neighbourhood Development Plan, per the Localism Act. It was noted that this Plan would be regarded as a material consideration by the Planning Authority when processing planning applications in the area covered by the Plan.

It was agreed that a working group be formed to include Councillors Anthony Pick, Adrian Edwards, John Gardner, and Jeanette Clifford. CEO to inform all Members and invite volunteers.

75. PROPOSED RELOCATION OF NEWBURY CROWN POST OFFICE

The information was received and noted by the committee.
It was noted that there is a war memorial located in the Post Office and the CEO was requested to write seeking details of its safe relocation following any move by the Post office.

76. 2016/17 WINTER SERVICE PLAN - CONSULTATION

This Item was deferred to a future meeting.

76. SANDLEFORD PARK – UPDATE

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

77. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

It was noted that the review of Brummell Grove is still outstanding and Cllr. Payne agreed to progress this matter.

It was agreed that the working group would convene on the 10th October 2016 to discuss the next steps.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.59PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
3 OCTOBER 2016
ITEM 71 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/02434/HOUSE	12 Cromwell Road, Newbury for Mr & Mrs Bees	Loft conversion
2	No objection	16/02471/HOUSE	50 Fifth Road, Newbury for Mr & Mrs Skelly	Two storey extension to west and part rear – north to form a) garage and extended kitchen on ground floor and b) extend bed 3 (including en-suite) and extend the family bathroom on first floor
3	No Objection	16/02127/HOUSE	4 Oaken Grove, Newbury for Mark Russell	Two storey rear extension
4	No objection/comment: Subject to the comments made by the Tree Officer.	16/02398/HOUSE	Belvedere, Garden Close Lane, Newbury for Mr Niall Garrett	First floor extension on top of existing single storey extension to side of existing detached house. The extension will have pitched tiled roof to match and the dormer window to the front of the property will have the flat roof replaced with a pitched roof to match
5	Objection/comment: It appears from the plans that the rear gardens of 75 and 77 Essex Street will be intrusively overlooked and that 77 Essex Street will suffer a significant loss of light.	16/02148/HOUSE	79 Essex Street, Newbury for Mr & Mrs Santosh	Proposed replacement two-storey rear extension
6	No objection	16/02352/HOUSE	36 Donnington Square, Newbury for Mr & Mrs J D & C Skinner	Demolition of outside wc building to form larger driveway. New double garage and single storey extension with entrance porch
7	No objection	16/02308/HOUSE	7 Ormonde Gardens, Newbury for Mr & Mrs P Richards	The erection of a glazed porch to link the existing house with the garage
8	No objection	16/02491/HOUSE	11 Castle Grove, Newbury for Mr & Mrs Rosser	Proposed two-storey side extension, single storey rear extension, front porch and detached garage
9	Objection/comment: The entrances to the three houses will be in Wallis Gardens, which runs alongside the Bowls Club and then turns through 90° along the rear of the site where residents' houses are located. 1. At present, parents delivering children to the recently extended Willows School, which adjoins Wallis Gardens, park their cars along the	16/02326/FULD	West Berks Bowls Association Ltd, Pyle Hill, Newbury for West Berks Indoor Bowls Association Limited	Erection of 3 x two Storey three bed houses with attached garages

	<p>whole length of Wallis Gardens fronting the site, and round the 90° bend in front of residents' houses. They then use the turning circle at the end of Wallis Gardens to turn. As the road is narrow, residents have difficulties manoeuvring past these parked vehicles round the 90° bend, and near misses have occurred.</p> <p>2. The proposed houses will block the view at the 90° bend, causing further risk to those coming round the corner.</p> <p>3. Refuse collection vehicles are continuing to be obstructed from time to time by these parked cars.</p> <p>4. We suggest that approval of this application is delayed until these traffic risks are assessed and appropriate mitigation measures are taken in consultation with local residents. These risks were pointed out by the Town Council when the earlier application 14/00101 was considered.</p>			
10	No comment – left to judgement for West Berkshire District Council.	16/02386/HOUSE	79 Newtown Road, Newbury for Mr & Mrs Gardner	Proposed first floor extension with revisions of previous application 00/01492/HOUSE for which work was started within the prescribed period. To reduce the scale of first floor design, change external materials and design of roof to allow for solar panels on south facing slope
11	No objection	16/02450/ADV	4 Mansion House Street, Newbury for White Stuff Ltd	New branded White Stuff signage and side hanging blade sign. Existing fascia and shop front to be sanded, sealed and decorated. New hanging blade sign and bracket, timber hanging sign to be repainted to match fascia with vinyl lettering in cream
12	No objection/comment; However, we suggest that a fence of this height will adversely affect the street scene, and that it should be lowered.	16/02393/HOUSE	127 Boundary Road, Newbury for Mrs Dulcie Sen	Increase the height of the garden fence and sliding gate along boundary road to 210cm Tall
13	No objection	16/02367/FUL	Blissard House, Abex Road, Newbury for Pollet Water Group	Change of use of a building from B1 use to a B8 use

14	Objection- not in keeping with the character of the area	16/02436/LBC2	4 Bridge Street, Newbury for 7 Bone Holdings Ltd	Provision of new shop fascia sign to be manufactured from satin silver anodised, aluminium extrusion, internally reinforced. The sign panels to be 5mm opal acrylic panels with magnetic strips. The letters and graphics to be cut from red and black acrylic, with corresponding magnetic strips on the back. A pink neon sign to read dive to be hung internally in the front window
15	Objection- not in keeping with the character of the area	16/02209/ADV	4 Bridge Street, Newbury for 7 Bone Holdings	The fascia sign to be manufactured from satin silver anodised, aluminium extrusion, internally reinforced. The sign panels to be 5mm opal acrylic panels with magnetic strips. The letters and graphics to be cut from red and black acrylic, with corresponding magnetic strips on the back. A pink neon sign to read dive to be hung internally in the front window
16	Support/comment; On the understanding that the solar panels will be out of sight and not conspicuous.	16/02433/LBC2	Corn Exchange, Market Place, Newbury for Corn Exchange	Instillation of 175 Roof mounted solar panels to the south elevation of the Corn Exchange
17	No objection	16/02337/FUL	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarket Ltd	Erection of 1 Automatic Number Plate Recognition Camera, pole and sign alongside 19 associated parking signs within a food store care park
18	No objection	16/02338/ADV	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarket Ltd	Erection of 1 Automatic Number Plate Recognition Camera, pole and sign alongside 19 associated parking signs within a food store care park
19	No comment – leave judgment to West Berkshire Council.	16/02359/LBC2	Suite 1, Old Town Hall, Market Place, Newbury for Soulstice wellbeing	Change of use from A1 Retail into D1 Clinic with minor amendments to internal layout
20	Objection/comment: The size, garish colouring, and number of the proposed signage is inappropriate for a residential area, would be quite out of keeping, and should be substantially reduced in number and extent.	16/02540/ADV	The Starting Gate, 75 Brummell Grove, Newbury for The Southern Co-Operative Ltd	Instillation of two fascia signs, two projecting signs, one parking sign, four poster signs and two window graphics
21	Objection/comment: In accordance with the views of the Conservation Officer, we see no justification for the removal of the chimney, which is an integral feature of the listed building. If it is defective, it	16/02537/LBC2	Millers House, Church Lane, Shaw, Newbury for David Merriott	Removal of chimney and chimney stack on apex of roof at west end of the property

	should be repaired. If it were removed, it would be difficult to resist an application to remove the other chimneys.			
22	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02497/PACOU	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
23	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02498/PACOU	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
24	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02499/PACOU	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 24 residential dwellings
25	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial	16/02500/PACOU	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 25 residential dwellings

	premises. We also support the objection of neighbouring businesses at the potential increase in traffic.			
26	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02501/PACOU	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 24 residential dwellings