

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 24 OCTOBER 2016 AT 7.30PM.

PRESENT

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

In Attendance

Hugh Peacocke, Chief Executive Officer

78. APOLOGIES

Councillors: Jeff Beck; Dave Goff; Margo Payne; Andrew Steel.

79. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeanette Clifford, 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 Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees and Councillor 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 Elizabeth O'Keeffe declared that she had met the applicant to view the site: 16/ 02584/OUTD

80. MINUTES

Minute No. 67 as drafted included:

*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***

The minute was amended to remove the words *and took no part in the vote.*

PROPOSED: Councillor Kuldip Singh Kang

SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 03 October 2016, as amended, be approved as a correct record and signed by the Chairperson.

81. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

82. MEMBERS' QUESTIONS AND PETITIONS

There were none.

83. SCHEDULE OF PLANNING APPLICATIONS

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

84. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence variation 16/01450/LQN – Camp Hopson (Newbury) Limited – 7-11 Northbrook Street, Newbury**

Applicant: Camp Hopson Limited

No objection.

- **Premises Licence New 16/01449/LQN – West Cornwall Pasty Co – 1 Northbrook Street, Newbury**

Applicant: Stephen Tilley

No objection.

85. NEWBURY TOWN PLAN

The Committee considered the report sent by the CEO.

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

RESOLVED:

- i) That a Steering Group be formed to plan and progress the preparation of the Newbury Town Plan. Initially, the following members form the Group:
Councillors Jeanette Clifford / Lynne; Doherty; Adrian Edwards; Miles Evans; John Gardner; David Goff; Anthony Pick and Howard Bairstow, and
- ii) That the Draft Terms of Reference for the Steering Group, as published, be approved.

86. NAMING AND NUMBERING OF THE DEVELOPMENT OF NORTHCROFT HOUSE & AVON BANK HOUSE (15/01082/FULEXT)

No Comment

87. SANDLEFORD PARK – UPDATE

It was noted that the Gladman decision, on appeal, was going to public enquiry. The Committee agreed to invite the Planning Authority to the next meeting in order to update the Committee. This item may be held in public, or otherwise, at the discretion of the Planning Authority.

88. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

The Committee noted that the Working group met on 10 October to review the text from the current Town Design Statement. The amended text had also been sent to the Planning Authority requesting that they review various references to their plans and policies. The CEO to progress with photographs to inform the revised text with the aim of having a draft for the Committee to consider before the end of the year, which, when approved, could be published for public consultation.

The Committee thanked the CEO for his work in progressing this matter.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.29PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
24 OCTOBER 2016**

APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL	NTC Comments
16/02797/HOUSE	27 Fir Tree Lane, Newbury for Stefan Racz	Conversion of a garage space to create a self-contained studio apartment for our au pair.	No objection. A condition should be applied so that the studio apartment cannot be sold as a separate dwelling from the main house.
16/02784/HOUSE	5 Montgomery Road, Newbury for Mr & Mrs Lally	Proposed single storey rear and side extensions, new porch and internal alterations.	No objection.
16/02746/FUL	20 – 22 The Broadway, Newbury for Mrs O'Rourke	Change of use of ground floor front and first floor from D2 to B1 (office)	No objection.
16/02747/LBC2	20 – 22 The Broadway, Newbury for Mrs O'Rourke	Change of use of ground floor front and first floor from D2 to B1 (office)	
16/02683/HOUSE	9 Amberley Close, Newbury for Mr & Mrs Perris	Construct a first floor extension (25m2) above the existing single storey building to the side of the house to provide a bedroom and en-suite. Construct a single storey lean-to-extension (14m2) to the rear of the property to provide a kitchen/dining area.	No objection.
16/02681/FUL	The Litten, Newtown Road Newbury for PJ Garrett Builders	Proposed change of use and conversion into 7 no. residential flats with associated internal alterations	Support. The building will fit in with the adjoining almshouses in Argyle Road. However, we have concerns whether the parking provided will be sufficient, given the lack of parking space in neighbouring streets.
16/02685/LBC2	The Litten, Newtown Road Newbury PJ Garett Builders	Proposed change of use and conversion into 7 no. residential flats with associated internal alterations	
16/02566/ADV	6 Northbrook Street, Newbury for HSBC CRE	1No fascia sign – internally illuminated. 1No projecting sign – internally illuminated.	No objection.
16/02584/OUTD	3 Clarendon Gardens, Newbury for Mr & Mrs P Rosier	Erection of 1 no. two-bedroom dwelling with associated parking. Matters for consideration: Access and Layout.	No objection. We strongly advise the applicants to speak with their neighbours and also with the developers of the approved Premier Inn in Park Way. It will greatly assist local residents if the two developments are co-ordinated so as to minimise disturbance.
16/02203/LBC2	24 Northbrook Street, Newbury for W H Smith	Removal and instillation of external signage.	No objection.
16/02561/LBC2	7 Park Terrace, Newbury for Sam Hurd	Installation of Velux roof window to front elevation.	No objection. It can be argued that a Velux window would detract from the elegance of the listed house. However, we recognise that two other houses in the same row already have a Velux window, and that it can improve illumination, temperature control, and damp in the room affected.

APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL	NTC Comments
16/02585/LBC2	49 Cheap Street, Newbury for S A R Property Investment Ltd	Alteration to ground floor shop premises modern partitions and linings; alteration to second floor bathroom to create new shower room and second bedroom, including removal of modern partitions and levelling of flooring; essential internal and external repairs/alteration affecting both historic building elements. New roofing to rear elevation.	Support. We welcome this refurbishment of a neglected listed building. The roof materials should be clay tiles in keeping with the existing roof materials, and the rainwater guttering and downpipe should be co-ordinated with those of No. 48 whose roof is being repaired at the same time.
16/02312/FULD	Arcade House, The Arcade, Newbury for Munro Properties Ltd	Change of use from commercial (office) premises to 3 residential flats.	Objection. 1. No provision is made for parking, bicycle storage, or refuse collection. The latter two are essential for residential accommodation. 2. The application does not provide evidence that an attempt has been made to market the premises for commercial use. Only if such an attempt is unsuccessful should the conversion of established commercial premises to residential be considered.
16/02315/LBC	Arcade House, The Arcade, Newbury for Munro Properties Ltd	Change of use from commercial (office) to three residential flats.	
16/02463/FUL	The Robin Hood, 110 London Road, Newbury for Mitchells and Butlers Leisure Retail Limited	Full external and internal refurbishment to include new LED external and internal lighting to existing points, replacement double half-glazed external timber doors to main entrance, additional access car parking space. Externally: raising of crowns and cutting back of existing trees, removal of shrubs, repairs to fencing and windows, additional access car parking space, repairs to kerbs and construction of new inner posts to the car park entrance to match existing. Existing ironmongery to be removed and replaced with new in-ground planters. Doors to main entrance to be replaced with new double half-glazed external timber doors. Removal of modern pergola. Infill to window using horizontal timber cladding, interior to be infilled with stud wall. Internally: new flooring, stud walls, traditionally made joinery screens and fixed seating, removal of raised area. New stud walls installed either end of carvey, walls to cut back at carver back fitting. Back fitting to be partially altered with new details within existing modules....	No objection. 1. However, we agree with the Tree Officer that a clear specification should be provided and approved on the proposed treatment of the maples, silver maples, and field maples surrounding the property. 2. The proposed floodlighting should be focussed on the building and should not spread light pollution elsewhere.

APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL	NTC Comments
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16/02212/LBC2	4 & 4A Bridge Street, Newbury for Mr Richard Zammit	To Provide an internal lobby to entrance number 4 and number 4A Bridge Street for means of escape in the event of a fire. New door to No. 4 to be plain s/w door with porthole window, outward opening to meet fire regulations. Door to No. 4A to be an s/w Painted panelled door with glazed upper panel, to open outwards. Glazed lobby to have skirting matching mouldings on shop front, levels to run through. Frame to be softwood painted to match external decorations.	We have no objection to the internal lobby. However, we notice from the plans that it is proposed to bring the first floor into use for WC's for customers and staff, and also for kitchen work. We believe that the previous occupant did not employ the first floor for these purposes, and the change of use might be required with this application.
16/02733/HOUSE	Luccombe, Love Lane, Shaw, Newbury for Mr & Mrs J Izzo	Two Storey side extension for enlarged kitchen dining area new study and bedroom and en-suite with internal alterations and demolition of existing garage.	No objection.
16/02514/RESMAJ	Newbury Racecourse Plc, The Racecourse, Newbury for Newbury Racecourse Plc	Approval of reserved matters following outline application permission 14/03109/OUTMAJ . Matters to be considered: Landscaping	Objection. We agree with the Tree Officer that the application contains insufficient information on the intended landscaping for us to assess it.