

**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**

<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>	<b>NTC Comments</b>
<a href="#">16/02797/HOUSE</a>	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.
<a href="#">16/02784/HOUSE</a>	5 Montgomery Road, Newbury for Mr & Mrs Lally	Proposed single storey rear and side extensions, new porch and internal alterations.	No objection.
<a href="#">16/02746/FUL</a>	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.
<a href="#">16/02747/LBC2</a>	20 – 22 The Broadway, Newbury for Mrs O'Rourke	Change of use of ground floor front and first floor from D2 to B1 (office)	
<a href="#">16/02683/HOUSE</a>	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.
<a href="#">16/02681/FUL</a>	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.
<a href="#">16/02685/LBC2</a>	The Litten, Newtown Road Newbury PJ Garett Builders	Proposed change of use and conversion into 7 no. residential flats with associated internal alterations	
<a href="#">16/02566/ADV</a>	6 Northbrook Street, Newbury for HSBC CRE	1No fascia sign – internally illuminated. 1No projecting sign – internally illuminated.	No objection.
<a href="#">16/02584/OUTD</a>	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.
<a href="#">16/02203/LBC2</a>	24 Northbrook Street, Newbury for W H Smith	Removal and instillation of external signage.	No objection.
<a href="#">16/02561/LBC2</a>	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
<a href="#">16/02585/LBC2</a>	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.
<a href="#">16/02312/FULD</a>	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.
<a href="#">16/02315/LBC</a>	Arcade House, The Arcade, Newbury for Munro Properties Ltd	Change of use from commercial (office) to three residential flats.	
<a href="#">16/02463/FUL</a>	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
<a href="#">16/02464/LBC2</a>	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.
<a href="#">16/02212/LBC2</a>	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.
<a href="#">16/02733/HOUSE</a>	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.
<a href="#">16/02514/RESMAJ</a>	Newbury Racecourse Plc, The Racecourse, Newbury for Newbury Racecourse Plc	Approval of reserved matters following outline application permission <a href="#">14/03109/OUTMAJ</a> . 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.

## PLANNING AND HIGHWAYS COMMITTEE MEETING

14 NOVEMBER 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	<a href="#">16/02756/HOUSE</a>	37 Regnum Drive, Newbury for Mr & Mrs Savill	Proposed kitchen extension and double garage
2	CLAY HILL	<a href="#">16/02779/HOUSE</a>	4 Cromwell Road, Newbury for Pete & Penny Jankowski	To convert the garage into living space and link the two buildings by extending the rear of the ground floor area creating an additional bedroom living and utility room. To also extend the rear of the first floor allowing for a bathroom and an increase to the rear bedroom
3	CLAY HILL	<a href="#">16/02838/FUL</a>	Fir Tree Primary School & Nursery, Fir Tree Lane, Newbury for West Berkshire Council.	Fir Tree Primary school extension and refurbishment to create an autistic spectrum unit
4	CLAY HILL	<a href="#">16/02800/COMIND</a>	West Berkshire Community Hospital, Rookies Way, Thatcham for BHFT	Two storey extension to existing hospital to provide accommodation for a renal day unit on the ground floor and a cancer care unit on the first floor. New footpaths at the new extension and DDA access ways/ramps along the DDA parking
5	CLAY HILL	<a href="#">16/02902/FUL</a>	Mill Water Cottage at Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Limited	Extension of hotel cottage to create hotel restaurant with outdoor seating terrace
6	CLAY HILL	<a href="#">16/02903/LBC2</a>	Mill Water Cottage at Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Limited.	Extension of hotel cottage to create hotel restaurant with outdoor seating terrace
7	FALKLAND	<a href="#">16/02925/HOUSE</a>	4 Oaken Grove, Newbury for Mr Russell & Miss Allen	This application seeks permission for a two storey rear extension and associated works to No 4 Oaken Grove
8	NORTHCROFT	<a href="#">16/02865/FUL</a>	1 The Court Yard, London Road, Newbury for Miss Helen Fletcher	Change of use from B1 to D1 non-residential institution of use as a chiropractic clinic
9	NORTHCROFT	<a href="#">16/02757/FULMAJ</a>	24-26 The Broadway & 4 Oxford Street, Newbury for Shirwell Ltd	S73A application for variation of conditions (13) slate roof tile, (14) entrance gates, (15) mail boxes, (16) new brickwork, (17) bin store materials and (18) shop front of planning permission <a href="#">12/02898/FULMAJ</a>
10	ST JOHNS	<a href="#">16/02943/HOUSE</a>	6 Tudor Road, Newbury for Mrs E Anfield	Front entrance porch
11	ST JOHNS	<a href="#">16/02755/FULD</a>	21B Old Newtown Road, Newbury for Exors Of Mrs J Poeing	Change of use from office to maisonette

12	ST JOHNS	<a href="#">16/02445/FUL</a>	Former G and T Motors site , Newtown Road, Newbury for Sundog Hire Ltd	Proposed separation and part change of use of the site to new storage distribution of builder's equipment and machinery (a1). Proposed refurbishment of rooms to be used for new office with w/c and kitchenette
13	ST JOHNS	<a href="#">16/02446/LBC2</a>	Former G and T Motors site , Newtown Road, Newbury for Sundog Hire Ltd	Proposed separation and part change of use of the site to new storage distribution of builder's equipment and machinery (a1). Proposed refurbishment of rooms to be used for new office with w/c and kitchenette
14	VICTORIA	<a href="#">16/02938/ADV</a>	The Robin Hood, 110 London Road, Newbury for Mitchells & Butler	Replacement of signage in keeping with Mitchell's and Butler branding
15	VICTORIA	<a href="#">16/02940/LBC2</a>	The Robin Hood, 110 London Road, Newbury for Mitchells & Butler	Replacement of signage in keeping with Mitchell's and Butler branding
16	VICTORIA	<a href="#">16/02772/FUL</a>	53 Cheap Street, Newbury for Bold Hurst Properties	Install of A/C Unit on the garden wall
17	VICTORIA	<a href="#">16/02816/FULD</a>	Island East off Greenham Mill, Newbury for David Lane	Proposed canal boat maintenance and repair yard, including metal workshop, timber workshop moorings, maintenance slip way, office, disabled wc's and living accommodation
18	VICTORIA	<a href="#">16/02921/HOUSE</a>	57 Queens Road, Newbury for Mr & Mrs Callaway	Single storey extension
19	VICTORIA	<a href="#">16/02945/LBC2</a>	6 Northbrook Street, Newbury for HSBC CRE	The like for like replacement of the existing external signage
20	VICTORIA	<a href="#">16/02886/FULD</a>	9 Bartholomew Street, Newbury for Paulin and Rummins Ltd	New shop front and refurbishment of premises with conversion of other areas to 4 no. bedsits for accommodation
21	VICTORIA	<a href="#">16/02920/HOUSE</a>	43 Stanley Road, Newbury for Alex Bull	Two Storey Side Extension, shorten garage
22	VICTORIA	<a href="#">16/02824/FULD</a>	Northcroft Surgery, Northcroft Lane, Newbury for Greenham Common Trust	Section 73 – Variation of condition 2 approved plans of approved application <a href="#">16/01453/FULD</a> : Chang of Use from D1 – Doctors Day Surgery (building currently vacant) to C3 (b) – five assisted living apartments. Single storey extension to form entrance porch, new windows, internal alteration, new vehicular and pedestrian access gates, cycle parking and refuse store.
23	<b>Adjacent Parish</b> (BRUMMELL GROVE)	<a href="#">16/02823/HOUSE</a>	8 Lampacres, Shaw, Newbury for Mr & Mrs Tweedie	Rear single storey extension
24	<b>Adjacent Parish</b> (CLAY HILL)	<a href="#">16/01489/OUTMAJ</a>	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for Donnington New Homes	Outline application for 75 dwellings with associated access, landscape and open space improvements. Matters to be considered: Access and Layout
25	<b>Adjacent Parish</b> (NORTHCROFT)	<a href="#">16/02745/LBC2</a>	Donnington Grove Country Club, Donnington Grove, Donnington, Newbury for Donnington Grove Country Club	15 x 6m white UPVC glazed conservatory on 600mm high dwarf wall, brickwork to match existing building, to bar area within courtyard of existing building

26	<b>Adjacent Parish</b> (ST JOHNS)	<a href="#">15/02300/OUTMAJ</a>	Sandleford Park, Newtown Road, Newbury for Bloor Homes And Sandleford Farm Partnership	Hybrid planning application comprising: (1) Outline planning permission for up to 2000 new homes (C3); 80 bed extra care housing (C2); a local centre to comprise flexible commercial floor space (Retail A1-A5 up to 2,150sqm, business B1a up to 200sqm) and community uses (D1), 2 No two form entry primary schools (D1), the formation of new means of access onto Monks Lane, Warren Road (to include part demolition of Park Cottage) and Newtown Road, Green Infrastructure comprising of the laying out of open space including a country park, drainage infrastructure, walking and cycling infrastructure and other associated infrastructure - with access only to be considered at this stage; and (2) Detailed proposal for 321 of those dwellings on parcel of land immediately South of Monks Lane
----	--------------------------------------	---------------------------------	--	--

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
14 NOVEMBER 2016**

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">16/02265/FUL</a>	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Section 73A – Variation of conditions (3) – Materials, (4) – Finished floors Levels and (5) – Boundary treatments of planning permission <a href="#">16/00740/FUL</a>	Objection
<b>WBC final decision – Approved</b>			
<a href="#">16/02175/HOUSE</a>	43 Stanley Road, Newbury for Alex Bull	Two storey side extension	No objection/comment: In our opinion the parking arrangements proposed for the site will be adequate
<b>Notification received from WBC – Withdrawn</b>			
<a href="#">16/02198/HOUSE</a>	37 Regnum Drive, Shaw, Newbury Peter M Mason	Proposed kitchen extension, garage and garden room/store.	No objection/comment. On condition that the extension is solely for use of the occupants of the main house, and cannot become separate accommodation
<b>Notification received from WBC – Withdrawn</b>			
<a href="#">16/02433/LBC2</a>	The Corn Exchange, Market Place, Newbury for Corn Exchange.	Instillation of 175 roof mounted solar panels to the south elevation of Corn Exchange.	Support/comment: on the understanding that the solar panels will be out of site and not conspicuous
<b>WBC final decision – Approved</b>			

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
14 NOVEMBER 2016**

**SCHEDULE OF LICENSING APPLICATIONS**

<b>LICENCE</b>	<b>APPLICANT(S)</b>	<b>PREMISES</b>
Licensing Act 2003 (Premises Licences) Regulations 2005 Premises Licence – New Ref: <b>16/01557/LQN</b>	Applicant: Nelsons Dinner Newbury LTD  Location: Unit V5, Kennet Centre, Newbury, Berkshire, RG14 5EN	<b>Proposal:</b> - Exhibition of Films, Playing of Recorded Music and Supply of Alcohol Monday to Sunday 11:00 – 23:00 - Performance of Live Music Monday to Sunday 12:00 – 23:00

<b>LICENCE</b>	<b>APPLICANT(S)</b>	<b>PREMISES</b>
Licensing Act 2003 (Premises Licences) Regulations 2005 Premises Licence – New Ref: <b>16/01449/LQN</b>	Applicant: Mr Paul Lucas  Location: South Layby, Faraday Road, Newbury, Berkshire, RG14 1DJ	<b>Proposal:</b> - Provision of Late Night Refreshment - Sunday to Thursday 23:00 – 02:30 - Friday and Saturday 23:00 – 03:00

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD  
IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
TUESDAY 12 JANUARY 2016 AT 7.00PM.**

**PRESENT**

Councillors Jeff Beck; Jo Day; Adrian Edwards; Miles Evans; David Fish (named substitute); John Gardner; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel; Tony Stretton; Julian Swift-Hook.

**In Attendance**

Margaret Gore, Corporate Services Officer.

**168. APOLOGIES**

Councillor Dave Goff.

**169. DECLARATIONS OF INTEREST**

The Corporate Services Officer declared that Councillors Jeff Beck, 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 Corporate Services 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: "I wish to make it clear that any comments they 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 they may vote when any application is considered by West Berkshire District Council. At that time, they will weigh up all the evidence."

Councillor Julian Swift Hook made the following declaration:

"I am a Member of Greenham Parish Council. Any views that I may express about planning matters and other business before this meeting are in my capacity as a Member of this Council (Newbury Town Council) and are based on the information before me tonight.

If and when I consider any of the items at any future time in my capacity as a Member of Greenham Parish Council, I will consider each item on its merits at that time, taking full account of all the facts and information put before me at that time, as a result of which I may well form a different view from any view I may express tonight.

I would like to make clear that my use of computer equipment during the meeting is to enable me to access information about the business in front of this meeting."

In considering this application, the Chairperson, Councillor Anthony Pick declared on behalf of the whole Committee that they had been lobbied: **15/002300/OUTMAJ**.

**170. 15/02300/OUTMAJ – SANDLEFORD FARM PLANNING APPLICATION**

Newbury Town Council have held an open meeting with Bloor Homes for members of the public to make representations, and have considered written representations from the public, before resolving on their position, as follows. The order is not significant:

1. A high level of pedestrian and cyclist traffic arises at certain times of day by schoolchildren going to and from Park House, St Barts, Falkland School, St Georges pre-School and Newbury College. A safety audit should be carried out as soon as possible along the whole of Andover Road and Monks Lane with regard to these pedestrians and cyclists, at peak hours of pedestrian movement, and appropriate safety measures devised.
2. From overwhelming evidence of the residents of Andover Road, the Committee does not believe that a Warren Road exit for the development (other than perhaps for emergency vehicles) is possible. Such an exit is implied but not specified in the Bloor Homes application and is suggested in the Supplementary Planning Document (SPD). The traffic levels to and from the two secondary schools and two primary/infant schools, the two churches, and Sainsbury's petrol station fully occupy the road at certain times, and are incompatible with the level of traffic to be expected from a Warren Road exit.
3. To accommodate the high traffic volumes which will wish to join the A34 via the A343, we believe that the only practicable suggestion is a new western access road off the A343 starting approximately opposite Wash Water, running south of Garden Close Lane and then north to the development. This will bypass Warren Road and Kendrick Road, avoid conflict with the Andover Road schools and houses, and release traffic from Monks Lane. An analogy and a precedent was set by the blocking of Church Road as an access to Trinity School. We urge that this proposal is given serious study.
4. The present proposal provides for 337 houses to be built before junction improvements are constructed. We believe that this seriously underestimates the disruptive effect of construction traffic from the beginning, and the present junctions are already overloaded. Our opinion is therefore that the principal junction improvements should be substantially completed as soon as possible in the construction cycle.
5. Construction traffic should be limited to the A339 exit, and negotiations with Newbury College should be advanced to facilitate this exit. It would not be fair on the Monks Lane residents for construction traffic to use either of the two exits onto Monks Lane.
6. The proposed new roundabout on Monks Lane directly faces the gated entry to three houses – 52, 54, and 56 Monks Lane. The residents of these houses have understandably expressed concern on the effect on the exit from their properties, but Bloor Homes have assured us that the roundabout will be designed to an appropriate highway standard for these circumstances. We request that this claim be reviewed by West Berkshire Council.
7. There is no provision for allotments on the site. Allotments are popular and there are none available in Greenham Parish. Although CIL money is available for them, the requirement is for the necessary land. We request therefore that land for additional allotments be allocated locally for the new residents.
8. We are pleased to note that the developers propose to support a local bus service. We hope that this support will be continued long-term.

9. The extent of visitor parking at the community centre, for those outside the estate wishing to visit the country park, is due to be defined at a later stage. It is essential that it is sufficient to avoid the risk of visitor parking in residential streets.

10. We note that the plans for the country park and the ancient woodland have been approved by Historic England and the West Berks Conservation Officer, as sufficiently protecting the Grade I listed Sandford Priory and its Grade II registered garden. We note also that it is the applicant's intention to design and build the proposed country park early in the development. We request that full legal protection be introduced against building on the country park or ancient woodland for the future.

11. We request that plans be prepared for cycle routes and cycle protection, especially at junctions, to integrate with other local cycle routes. Spokes and other local cycling groups should be consulted.

12. The assertion in the Environmental Statement Non-Technical Summary (5.121) that the residual transport effects of the development will be negligible is not plausible, given the large number of new vehicles expected from 2000 dwellings. We believe moreover that it is based on out-of-date data (a 2012 survey and the 2001 census). The overall environmental and social effects of the development should be reviewed according to the guidelines suggested in the NPPF and SPD.

13. We believe also that the air quality study is based on incomplete and out-of-date data, and is deficient in not focussing on the Air Quality Management Area of the A339.

14. The proposed pedestrian exit from the site between the two traffic exits in Monks Lane does not align with the light-controlled crossing close to Rupert Road. We request that West Berks Council review this design to see if it can be improved.

15. We understand that CIL money has been assigned to provide necessary additional parking capacity for the Falkland Surgery parking. We appreciate that parking provision is the responsibility of the Surgery, but it is not clear to us where it is to come from given that the Surgery is now enclosed on all sides. Clarification is requested.

16. The SPD (CA4) prescribes certain design principles for Monks Lane. We are not confident that they have been followed in regard to the terraced social housing proposed for plots 278 to 305:

- (i) West Berks Council policy of "pepper potting" has not been followed.
- (ii) Plots 300-305 are parallel to Monks Lane when they should be end-on.
- (iii) The housing type and mix should reflect that on the north side of that part of Monks Lane, where there is no terraced housing.
- (iv) The centre part of the terraced blocks are 2.5 storeys, higher than existing houses (other than apartments).
- (v) Plot 282 should be 2 storey, consistent with plots 283-285.

17. We consider that the estate should have a 20 m.p.h. speed limit, supported by suitable traffic calming measures.

18. We understand that the first primary school will be opened early in the development programme. This is essential to prevent parents among the first residents seeking schooling elsewhere.

19. We support the applicant's plan to commence the requested archaeological investigation at an early stage, because of the site's importance for mesolithic archaeology.

**In considering item 2 above the following resolution was made:**

**PROPOSED:** Councillor Adrian Edwards

**SECONDED:** Councillor Tony Stretton

**RESOLVED:** That members recommend that WBC investigate an access at the southern end of the site.

**In considering item 16 above the following resolution was made:**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor John Gardner

**RESOLVED:** That comments A, B, C & D of the letter from residents of 39 Monks Lane be put to WBC to investigate with Bloor Homes.

**In considering items 1 to 19 above the following resolution was made:**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Julian Swift-Hook

**RESOLVED:** That all measure discussed and listed above be forwarded to West Berkshire Council.

The Chairperson, Councillor Anthony Pick thanked the Bloor Homes Team for attending the meeting and for the additional information they gave.

Councillor Pick also thanked the residents present for their attendance.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.49PM.**

## **CHAIRPERSON**

**Objection/comment:**

Newbury Town Council has given its considered opinion on the Bloor Homes proposal in its response to their previous application 15/02300. The 19 points in that response remain valid in so far as they apply to the present application. In addition, we have the following observations on 16/00106:

1. This application appears to contravene the requirement in the SPD for Sandleford that there should be a single planning application for the entire site, essential for the harmonious development of the whole. The needs of the eventual 2000 houses are not considered.
2. We are of the firm opinion that the two proposed access points on Monks will be quite insufficient to handle the volume of traffic expected from the 337 houses. A minimum of a third access point on the A339, as envisaged and required by West Berkshire Council, is necessary, and it this which should be used for the construction traffic.
3. The application does not address the criticisms of West Berkshire Council on 15/02300 with

regard to traffic modelling and the effect on air quality, especially in the AQMA on the A339.

4. Given that there is no roundabout proposed at the eastern Monks Lane access, to avoid congestion there should be a “no right turn” for eastbound traffic at that point. Traffic wishing to turn right should go round the roundabout at the eastern end of Monks Lane, and then return.
5. As previously advised, we believe that it would unsafe to locate the western access roundabout immediately opposite the gated entrance of 52, 54, and 56 Monks Lane, which were built before the Sandleford plan was conceived.
6. To preserve the character of Monks Lane, and as originally envisaged, the houses built on the southern side should complement those on the northern side at that point. The affordable houses which are proposed in that area should be scattered throughout the site in accordance with the “pepper-potting” principle.
7. We have the following observations on the design of houses:
  - Plots 242 -239. These roofs appear to be flat but that is the perception and we hope they are not. If they are, the roofs must be angled.
  - Plots 225 - 220. These designs are identical. To make the row more interesting, some minor changes should be made which would enhance the scene.
  - Plots 300 - 305. The roofs are very bland and need to be enhanced in some way.
  - Plots 324 - 335, 296 - 295 and 274 - 272. All these roofs are identical and therefore boring. They need some enhancement.
8. There seem to be no references to recreational space for children, a social centre for elderly people, and crime prevention measures