

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 14 NOVEMBER 2016 AT 7.30PM.**

**PRESENT**

Councillors; Jo Day; Lynne Doherty; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel and Tony Stretton (named substitute).

**In Attendance**

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

**89. APOLOGIES**

Councillors Jeff Beck (substitute Tony Stretton); Miles Evans; Margo Payne.

**90. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Lynne Doherty, 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 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 Adrian Edwards declared a personal interest: **16/02800/COMIND**

In considering the following application, Councillors Dave Goff; Anthony Pick and Tony Stretton declared that they had been lobbied: **16/02902/FUL & 16/02903/LBC2**

In considering the following application, Councillor Lynne Doherty declared that she had a conflict of interest and took no part in the vote: **16/02838/FUL**

**91. MINUTES**

**PROPOSED:** Councillor Elizabeth O'Keeffe

**SECONDED:** Councillor Kuldip Singh Kang

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 24 October 2016 be approved as a correct record and signed by the Chairperson.

**92. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**93. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**94. 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 Lynne Doherty voted against the decision: **16/02902/FUL & 16/02903/LBC2**

In considering the following applications, Councillor Elizabeth O'Keeffe abstained from the vote: **16/02902/FUL & 16/02903/LBC2**

**95. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**96. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence New 16/01557/LQN – Unit V5, Kennet Centre, Newbury**

Applicant: Nelsons Diner Ltd

Members welcomed this application for a new venture in the Kennet Centre

- **Premises Licence New 16/01449/LQN – South Layby, Faraday Road, Newbury**

Applicant: Mr Paul Lucas

No objection.

**97. NEWBURY TOWN PLAN**

It was noted that following the resolutions approved at the previous Committee meeting a Steering group had been established and the inaugural meeting would be held on 16 November 2016.

**98. NAMING AND NUMBERING OF THE DEVELOPMENT OF NORTHCROFT SURGERY**

There was no objection to the name Stella Maris House for the Northcroft Surgery Development.

**99. SANDLEFORD PARK – UPDATE**

This was discussed at Appendix 2, Item 26.

**100. TO RESOLVE THE PLANNING AND HIGHWAYS BUDGET FOR THE 2017/18 FINANCIAL YEAR**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Dave Goff

**RESOLVED:** That the Committee request a budget of £1,000 for the Heritage Working Group and £10,000 for the Town Design Statement & Town Plan.

**101. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT**

The CEO informed that the Working Group had now revised the text and officers were working on combining this with the pictures available in order to produce a draft revised Town Design Statement for consideration by the Committee on 4 January 2017. The Committee would be asked to approve the draft for public consultation.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.41 PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
14 NOVEMBER 2016  
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">16/02756/HOUSE</a>	37 Regnum Drive, Newbury for Mr & Mrs Savill	Proposed kitchen extension and double garage
2	No objection	<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	Support.	<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	Support.	<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	<p>Objection/comment</p> <p>1. The site lies two metres from the boundary of neighbouring houses in Two Rivers Way and about 12 metres from the nearest of those houses. The proposed restaurant is likely to invade the privacy of the neighbours through its proximity, cooking odours, light pollution, and the noises of deliveries, dining (especially the external seats), and refuse collection. These effects on neighbours have not been properly considered in the application.</p> <p>2. The capacity of the proposed restaurant, 220 internal and 100 external seats, will include many non-residents visiting by car. The hotel's parking capacity of 72 cars is evidently inadequate for this restaurant capacity in addition to the 47 hotel rooms and the hotel and restaurant staff. Parking</p>	<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

	<p>outside the hotel premises is inappropriate, and the suggestion in the transport statement that many restaurant visitors will not come by car is fanciful.</p> <p>3. The area is at risk of flooding and this proposal will increase that risk.</p>			
6	<p>Objection/comment</p> <p>1. The site lies two metres from the boundary of neighbouring houses in Two Rivers Way and about 12 metres from the nearest of those houses. The proposed restaurant is likely to invade the privacy of the neighbours through its proximity, cooking odours, light pollution, and the noises of deliveries, dining (especially the external seats), and refuse collection. These effects on neighbours have not been properly considered in the application.</p> <p>2. The capacity of the proposed restaurant, 220 internal and 100 external seats, will include many non-residents visiting by car. The hotel's parking capacity of 72 cars is evidently inadequate for this restaurant capacity in addition to the 47 hotel rooms and the hotel and restaurant staff. Parking outside the hotel premises is inappropriate, and the suggestion in the transport statement that many restaurant visitors will not come by car is fanciful.</p> <p>3. The area is at risk of flooding and this proposal will increase that risk.</p>	<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	No objection	<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	No objection	<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	No objection	<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	No objection	<a href="#">16/02943/HOUSE</a>	6 Tudor Road, Newbury for Mrs E Anfield	Front entrance porch
11	No objection	<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	No objection	<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	No objection	<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	No objection	<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	No objection	<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	Objection/comment The noise of the air conditioning unit in the location proposed for it will disturb the adjoining residences in Kings Road West.	<a href="#">16/02772/FUL</a>	53 Cheap Street, Newbury for Bold Hurst Properties	Install of A/C Unit on the garden wall
17	Support/comment The proposed canal boat repair business will both provide employment and encourage visits to Newbury for leisure purposes. Given the archaeological potential for both industrial and Mesolithic remains, the request of the Archaeology Officer for an archaeological watching brief is supported.	<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	No objection/comment It was noted that the residents of 55 Queens Road believe that the application overlaps onto their property.	<a href="#">16/02921/HOUSE</a>	57 Queens Road, Newbury for Mr & Mrs Callaway	Single storey extension
19	No objection	<a href="#">16/02945/LBC2</a>	6 Northbrook Street, Newbury for HSBC CRE	The like for like replacement of the existing external signage
20	Objection/comment 1. There is no provision for refuse	<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

	collection, car parking, or cycle storage. 2. The proposed ground floor accommodation does not leave sufficient storage and other space for a viable retail business. The application is therefore an overdevelopment of the site.			accommodation
21	No objection	<a href="#">16/02920/HOUSE</a>	43 Stanley Road, Newbury for Alex Bull	Two Storey Side Extension, shorten garage
22	No objection	<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	No objection	<a href="#">16/02823/HOUSE</a>	8 Lampacres, Shaw, Newbury for Mr & Mrs Tweedie	Rear single storey extension
24	No objection	<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	Objection/comment. Since Donnington Grove is a listed building of historic significance, any extension should employ hardwood for its window frames rather than uPVC, in accordance with normal conservation practice.	<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	The Committee considered the recent updates of these two applications together, since they are essentially the same. We noted that some of the concerns in our original comments have been addressed, but major ones remain, as follows. 1. We support the concerns of the Highways Team Leader on the practicality of the Warren Road junction. Our ability to comment on this has been constrained by the lack of any public consultation by	<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

<p>Donnington New Homes and by the apparent failure to agree on traffic arrangements between DNH and Bloor Homes. Development of the Warren Road exit to take the expected westward traffic will entail substantial structural changes and destruction of buildings and protected trees. There is universal local lack of confidence that the expected traffic volumes can be accepted by Andover Road at that point, given the proximity of four schools, two churches with frequent community use, and the petrol station. We reiterate our previous proposal for a new access road south of Garden Close Lane reaching the A339 close to Wash Water, which would direct traffic towards the A34 junction and also relieve pressure on Monks Lane. In the medium term, only this solutions seems to address the issue, and we urge that research and development effort and CIL funding be redirected towards it.</p> <p>2. The note by Highways Team Leader also mentions increased pressure on the various A339 junctions and their adjoining roads, arising from the Sandleford development. We wish to see a highways study which shows how this pressure can be relieved, and how the relief measures can be supported financially from the development.</p> <p>3. A development such as this should be planned as a landmark in architectural design, which will fit in with the exceptional Sandleford environment and be a source of pride for Newbury. We fear that in general the proposed houses to do not meet this aspiration. We suggest that an architects panel or some similar method be employed to advise how</p>			<p>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</p>
--	--	--	--



<p>best to achieve it.</p> <p>4. To limit the disturbance from construction traffic, the A339 exit should be developed as a priority to take it in preference to the Monks Lane exits, and the principal Monks Lane junction improvements be realised as soon as possible in the construction cycle.</p> <p>5. The Tenure Plan shows affordable housing as scattered around the site in clumps. This is an advance, but does not go far enough. In accordance with good practice, they should be pepper-potted throughout the site as individual dwellings.</p> <p>6. The statement in the Air Quality Assessment that the effect on air quality on the A339 will be moderate or negligible is not acceptable. A more robust assessment needs to be made and effective mitigation measures proposed.</p> <p>7. The safety audit that we requested along Monks Lane and Andover Road with regard to the very high level of pedestrian and cycle traffic to and from Park House, St Barts, Falkland School, St George's School, and Newbury College has not, so far as we know, been carried out. We regard it and the consequent mitigation measures as essential.</p> <p>8. The proposed Highwood Copse Primary School should be completed and opened as soon as possible to serve the new community.</p> <p>9. We do not see how the parking arrangements at Falkland Surgery, including the proposed adjoining new unit, will be adequate for the increased local population.</p> <p>10. We wish to see plans which show how visitor parking for external visitors to the Country Park will be</p>			
--	--	--	--

<p>provided for, to prevent any risk of parking in residential streets.</p> <p>11. A 20 m.p.h. speed limit should be imposed within the site, supported by suitable traffic calming measures.</p> <p>12. If only 1% of the expected residents apply for an allotment, the present Newbury allotment capacity will probably not be able to provide it. It is also not reasonable to expect residents wishing an allotment to travel elsewhere. Plans should therefore provide for allotments on the Sandleford site.</p> <p>13. We request that the developer commits to supporting local bus services on a continuing basis, and not simply as a short-term measure.</p> <p>14. We note the plans for cycle routes within the site, but these should be integrated with adjoining cycle routes leading to the centre of Newbury to achieve their greatest value.</p> <p>15. We request that full legal protection be provided for the Country Park and ancient woodland to prevent any possibility of developing them in future.</p> <p>16. We wish to see how recreational space for children, a social centre for elderly people, and crime prevention measures will be provided for. Such plans will be needed for a community of the proposed size.</p>			
---	--	--	--