

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 5 DECEMBER 2016 AT 7.30PM.**

PRESENT

Councillors; Jo Day; Lynne Doherty; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang.

In Attendance

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

102. APOLOGIES

Councillors Jeff Beck; Miles Evans; Andrew Steel.

103. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors 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 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."

103. MINUTES

PROPOSED: Councillor Adrian Edwards
SECONDED: Councillor Elizabeth O'Keeffe

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 14 November 2016 be approved as a correct record and signed by the Chairperson.

104. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

105. MEMBERS' QUESTIONS AND PETITIONS

There were none.

106. SCHEDULE OF PLANNING APPLICATIONS

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

107. SCHEDULE OF PRIOR APPROVAL

Resolved that that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

108. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

109. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence New 16/01677/LQN – 51 London Road, Newbury**

Applicant: Hotcha Limited

No objection

110. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Chairman asked for this to be a regular agenda item.

Case 1 – The Market Street Development Application. Members noted that this application has been approved.

Case 2 – Coley Farm, Stoney Lane. The meeting heard that officers had recommended that permission be granted for 75 houses. Councillors opposed and refused to grant. The matter would now be determined by the District Planning Committee.

111. NEWBURY TOWN PLAN

The Steering Group held its first meeting on 18 November and agreed to progress the following Working Groups:

Town Plan working groups

	<u>Chairman</u>	<u>Members</u>
Character of Newbury	Steering Group	
Planning	John Gardner	Howard Bairstow
Transport	Jeanette Clifford	Dave Goff, Miles Evans
Business and Retail	Anthony Pick	Lynne Doherty
Tourism, culture, and recreation		Adrian Edwards
Education	Lynne Doherty	
Health	(vacant)	
The Environment	(vacant)	
Emergency Services	(vacant)	
Places of Worship	(vacant)	

Members from other parishes and the public had been invited and shown interest. The Steering Group would meet again on 11 January 2017

112. NEWBURY TOWN COUNCIL PLANNING LETTER TO RESIDENTS

The Chief Executive Officer told the meeting that there was considerable overlap between the notifications sent by the planning authority and the Town Council to applicants and residents and that he had been exploring ways to achieve efficiencies in this matter. The meeting noted the report and the proposals.

Proposed: Councillor David Goff
Seconded: Councillor Adrian Edwards

Resolved: that the Council trial this proposal for six months and then review its operation, having regard to public participation at Committee meetings.

113. CONSULTATION ON THE REVIEW OF THE WEST BERKSHIRE COMMUNITY INFRASTRUCTURE LEVY REGULATION 123 LIST

Members agreed that this is a West Berkshire matter and had no comment to make.

114. CONSULTATION ON A339 NEWBURY & SHAW CUM DONNINGTON 50 MPH SPEED LIMIT ORDER

Members agreed to respond that the Council supports this proposal.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.35 PM.

CHAIRPERSON

DRAFT

**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	16/02698/LBC2	Farm House, Hambridge Farm, Hambridge Road, Newbury for Big Group	Exterior: re-pointing eroded mortar joints in localised areas with lime based mortar, replacing defective lead flashing to match existing, replace cracked roof tiles with reclaimed clay plain tiles to match existing roof covering. Internal: removing modern partitions to recreate the former original rooms, replacing sanitary fittings in the female WC, replace fittings to existing tea point.
2	No Objection	16/02690/LBC2	The Barn, Hambridge Farm, Hambridge Road, Newbury for Big Group	Remove and replace modern partitions. Change the tea point to a shower room. Remove the two doors to the North-East of the ground floor. Replace the sanitary fittings to the existing male and female WC's.
3	No objection	16/03158/HOUSE	40 Regnum Drive, Newbury for Mr & Mrs Lecky	Two Storey side extension
4	No objection; however there is disagreement between the applicant and the residents of 10 Kiln Road on the effect of the extension on light reaching No. 10. This can only be resolved with reference to standard norms on the subject, on which we are not equipped to comment.	16/02773/HOUSE	12 Kiln Road, Newbury for Haroon Kaiser	Side and rear single storey extension
5	No objection	16/03196/HOUSE	3 Dormer Close, Newbury for Mr & Mrs Stars	Single and two storey extension and alterations.
6	No objection	16/03083/HOUSE	4 Astley Close, Newbury for Mr & Mrs Fearn	Construction of a rear dormer roof extension and insertion of roof lights for form a loft conversion.
7	No objection	16/02959/HOUSE	27 Clifton Road, Newbury for Mr & Mrs Huddie	Demolition of a small enclosed porch and construction of a single storey extension.
8	No objection	16/03113/HOUSE	73 Craven Road, Newbury for Mr & Mrs Robinson	Single storey rear extension with internal modifications
9	No objection	16/02994/HOUSE	9 Courtlands Road, Newbury for Ms Powell	Single storey rear extension.
10	No objection/comment: Provided that the concerns raised by the residents of 1 Eeklo Place on the height of the carport, and those raised	16/03039/HOUSE	41 Greenham Road, Newbury for David Batty	Proposed car port on existing concrete base.

	by the residents of 41a Greenham Road on potential flooding, are addressed appropriately.			
11	No objection	16/03099/ADV	Unit 10, Newbury Retail Park, Pinchington Lane, Newbury for TJX UK	Instillation of 4 x advertisement signage (1 x fascia-shop front entrance elevation North, 1x fascia-side elevation West, 1x fascia-rear elevation South and 1x fascia-rear elevation South by goods in door)
12	No objection	16/02671/HOUSE	34 Andover Road, Newbury for Nigel Quaile	New single conservatory on the rear of the property
13	Objection/comment: The terms of the original planning consent should be implemented.	16/03134/MDOPO	Former J & P Motors, Also Known As Park House Motor Company, Newtown Road, Newbury for Paladay Development Ltd	Modification of obligation which relates to 07/01687/FULEXT . Proposed modification deed of variation to the S106 to change all eleven units to shared ownership.
14	Objection/comment: We agree that eight car parking spaces and eight cycle storage spaces should be provided. Double glazing should be provided to the residential accommodation.	16/03102/FULD	39 London Road, Newbury for David Carnell	Change of use from B1 (a) in to six flats.
15	Objection/comment: We agree that eight car parking spaces and eight cycle storage spaces should be provided. Double glazing should be provided to the residential accommodation.	16/03103/LBC2	39 London Road, Newbury for David Carnell	Change of use from B1 (a) in to six flats.
16	No objection	16/03161/ADV	125 London Road, Newbury for Greggs Plc	Instillation of 1 projecting sign
17	No objection	16/03111/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
18	No objection: agree that this application is an improvement on the existing consent 15/02208, with the following comments. 1. We note that 19 parking spaces are now provided, in accordance with policy. 2. The 4 two-hour parking slots currently in St Mary's Road should be retained, and if possible also while construction is in progress.	16/03043/FULEXT	St Marys Road Surgery, St Marys Road, Newbury for Feltham Properties	Applications for the demolition of the existing building and erection of 15 flats (including affordable units) on the site of former St Mary's Doctor's Surgery with associated landscaping, parking, cycle storage and other associated works.

	<p>3. We understand that parking permits in St Mary's Road will not be available for residents of the flats.</p> <p>4. At least two affordable units should be provided.</p> <p>5. Demolition and construction should be planned to limit the disturbance to neighbouring residents.</p> <p>6. We support the proposed conservation of the trees on the boundary with 77 London Road, to provide privacy to that house.</p>			
19	No objection	16/03041/FUL	Vets 4 Pets, Greenham Road, Newbury for Vets 4 Pets Ltd	Section 73: variation of condition 4 – time restriction of approved application 03/00679/FUL : Change of use to Veterinary Surgery
20	No objection/comment: Members request that the public footpath to the east of the site be reinstated as soon as possible.	16/02470/FULEXT	Northcroft House and Avonbank House, West Street, Newbury for Church Retirement Living	Section 73a: Variation of Condition 7 – S278 of approved application 15/01082/FULEXT – demolition and redevelopment to form 59 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping.
21	Objection: comment: We consider that the bright red of the proposed "Post Office" sign would be out of keeping with the conservation area, and should be toned down.	16/03191/ADV	87-89 Northbrook Street, Newbury for W H Smith	1 no. internally illuminated fascia, 2 no. formed aluminium fascia signs, and 1 no. internally illuminated projecting sign.
22	We are not qualified to comment on the ongoing disagreement between the applicant and the residents of 55 Queens Road on ownership of the boundary between them. No. 55 have also objected to the proposed height of the party wall, which the plans are not sufficiently clear for us to resolve.	16/03232/HOUSE	57 Queens Road, Newbury for Mr & Mrs Callaway	Single storey extension
23	No Comment	16/03198/HOUSE	Willowmead, Pyle Hill, Newbury for John Bennett	Replace flat roof to existing workshop with pitched roof incorporating an office and toilet.
24	No Comment	16/03199/HOUSE	Willowmead, Pyle Hill, Newbury for John Bennett	Raise Roof to storage area off bedroom 2 to provide an en-suite bathroom

APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	The principle of conversion of office space to residential should be examined in a full planning application, as we are concerned about the continued depletion of office space in Newbury. We also need to be satisfied that the usual conditions applying to residential accommodation, such as highways and waste removal, are satisfied.	16/03047/PACOU	Clearview Relocations, Newmarket House, Market Street, Newbury for Mawpart Investments	Application to determine if prior approval is required for the change of use of the first floor office space into 2 no; 2 bedroom apartments with access via an existing access staircase. There in an existing highways access to existing parking spaces. Bike storage can be provided on the ground floor.