

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 23 JANUARY 2017 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans (arrived 7.35pm); John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Margo Payne; Kuldip Singh Kang.

In Attendance

Hugh Peacocke, Chief Executive Officer
Margaret Gore, Corporate Services Officer

128. APOLOGIES

Councillor Andrew Steel.
Councillor Miles Evans gave advance warning that he may arrive late.

129. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, 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 Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees and 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."

130. MINUTES

PROPOSED: Councillor Margo Payne
SECONDED: Councillor John Gardner

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 4 January 2017, be approved as a correct record with the following amendment and signed by the Chairperson.

- Minute 122 – typo, the word "pproved" should read "approved".

131. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

132. MEMBERS' QUESTIONS AND PETITIONS

There were none.

133. SCHEDULE OF PLANNING APPLICATIONS

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

134. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

135. MEMBERSHIP OF THE PLANNING & HIGHWAYS COMMITTEE

It was suggested that the P&H Committee be extended to 14 members to enable all wards to have at least 1 Member present at each meeting. After a short discussion the following was agreed:

- Councillors Margo Payne and Kuldip Singh Kang would continue to represent Councillor David Fish of Brummell Grove Ward as he is the only Member for this Ward and is already working on various Committees and Working Groups.
- Councillor John Gardner would continue to represent Councillors Julian Swift-Hook and Arthur Johnson of Pyle Hill Ward.

136. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

It was noted by the Committee that the application at Haysom's Drive, Newbury had been approved.

It was noted that the next WAP meeting scheduled for Wednesday 1 February 2017 had been cancelled due to lack of business to be discussed.

137. TOWN DESIGN STATEMENT

The CEO informed Members that the consultation was now out for Public Consultation, this can be found on our website. A draft copy has been forwarded to the relevant businesses and organisations for their comment. Comments are to be returned by Sunday 19 February 2017.

Members were advised that an Open Day in the Council Chamber, had been arranged for the 6 February 2017 from 10.00am to 9.00pm. Volunteers were requested to man the event during the following time slots:

10.00am to 12.30pm – Cllr Margo Payne volunteered
12.30pm to 2.30pm –
2.30pm to 5.00pm – Councillor Adrian Edwards volunteered
5.00pm to 7.00pm – Councillor John Gardner volunteered
7.00pm to 9.00pm –

- Councillors Jo Day and Elizabeth O'Keeffe will confirm time slots nearer the time.
- The CEO volunteered to man the Civic Entrance for some of the time.

The Working Group would convene by 17 March to consider the responses and make recommendations to the Planning & Highways Committee in April.

138. NEWBURY TOWN PLAN

The Steering Group met on 12 January and Councillors Paul Bryant and Elizabeth O’Keeffe were co-opted onto the Steering Group. It was agreed to invite Mr. Raymond Allison to join Working Group 2 (Planning), Cllr. Paul Bryant agreed to join WG3 (Transport) and it was agreed to invite Mr. Alistair Duff to join WG3.

The Chair of WG4- Business, Commercial and Retail: has written to some of Newbury’s leading businesses inviting their opinions and ideas. Cllr. Martha Vickers has been invited her to Chair WG7 (Health) and Mr. Bruce Blaine invited to chair WG8 (Environment). Councillor Elizabeth O’Keeffe agreed to chair WG10: Places of Worship and it was agreed to invite Councillor Kuldip Singh Kang to join this WG. Mr. Andy Moore was also approved to join the WG.

The Steering Group was still seeking member volunteers to participate in this project. The next meeting of the Steering Group would be held on 15 February 2017.

139. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing to discuss at this moment in time.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.23PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
23 JANUARY 2017
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>No objection/comment::</p> <p>1. Clarity is needed on who will maintain the sloped open space to the east of the site, containing mature trees, and how that maintenance will be paid for.</p> <p>2. We are concerned that 7A Edgecombe Lane will be overlooked, as occurred with the previous application. Effective landscaping measures should be taken to protect it.</p> <p>3. Whilst accepting that the development is too small to incur a requirement for affordable housing, we suggest that a monetary contribution to affordable housing elsewhere should be made, to a value of £150,000 to £200,000.</p> <p>4. We support the moving of the access road towards the site by 1 m, to conserve the amenity of 25, 26, and 27 Orchard Close</p>	16/03334/FULD	Land at 40 Cromwell Road and rear of Edgecombe Lane, Newbury for NSJ Developments	Proposed development of existing brownfield land to provide 7 no. residential units, with associated access and landscaping
2	No objection	16/03512/HOUSE	15 Cromwell Road, Newbury for Mr Hyland	2 storey rear extension to create new sun room, kitchen and additional bathroom to first floor
3	No objection	16/03453/HOUSE	103 Turnpike Road, Newbury for Mr & Mrs Ed Sturgess	Removal of existing single storey extension, formation of new two storey side extension and single storey rear extension with associated internal alterations
4	No objection	16/03557/HOUSE	49 Conifer Crest, Newbury for Mr & Mrs P Leonard	Proposed single storey front extension and alterations
5	No objection/comment: provided that the conditions required by the Highways Officer are observed	16/03639/HOUSE	11 Castle Grove, Newbury for Mr & Mrs Rosser	Proposed two storey side extension, single storey rear extension, front porch, detached garage and new drive
6	No objection/comment: This application is an improvement on the previous application for the site, to which we had objected	16/03583/HOUSE	28 Westgate Road, Newbury for Jason Clarke & Jane Coley	Demolition of existing conservatory, formation of new single storey rear extension and loft conversion

7	No objection	16/03520/HOUSE	2 Abbots Road, Newbury for Natalie Warren	Two storey rear extension and replacement garage roof
8	No objection	16/03553/HOUSE	10 Gwyn Close, Newbury for Emma Aldridge	Proposed first floor extension and alterations. Part conversion of garage. New slate imitation roof tiles to entire roof
9	Objection/comment: This fine Victorian building and the identical building opposite, together the earlier buildings on the corner with Newtown Road, are an integral feature of the character of the area. This application would damage that character and be out of keeping, contrary to the Newbury Town Design Statement, pp. 48-49. The architectural detailing of the first floor windows would not be replicated. The balance with the building opposite, presently identical at first floor level and essentially so at the ground floor, would be disturbed. Secondly, the proposed flats would lie within the roof of the reconstructed building and would in our opinion provide cramped and inadequate accommodation	16/03469/FULD Amended Plans	3-5 Porchester Road, Newbury for Jayborth Properties Limited	Erection of a third floor to Nos. 3-5 Porchester Road to provide 4 x 1 bed flats, including alterations to parking and landscaping arrangements
10	No comment: We are unable to comment on this application, as we do not possess the information on the basis of which the request for a certificate of lawful development is being made	16/03456/CERTE	4 Hambridge Road, Newbury for Stephen Evans	Ground floor flat of No. 4 Hambridge Road, Newbury as a single 2-bedroom residential flat
11	Objection/comment: We support the continued insistence by the Conservation Officer that traditional materials should be used for the windows of this building in the Conservation Area, in accordance with the previous appeal decision	16/03437/FUL	The Flat, The Nags Head, 91 Bartholomew Street, Newbury for Nicholas Roffe	Replace the existing unapproved fenestration with fenestration to match those approved by the Conservation Officer, but using different materials