

17 January 2017

**To:** The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O’Keeffe; Margo Payne; Kuldip Singh Kang; Andrew Steel.

**Substitutes:** Lynne Doherty; David Fish; Sarah Greenall; Tony Stretton; Julian Swift-Hook; Martha Vickers.

**Also:** All Members of the Town Council for information.

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 23 January 2017 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

**Hugh Peacocke**  
Chief Executive Officer

---

THE PLANS WILL BE AVAILABLE FOR COUNCIL MEMBERS TO VIEW FROM 6.30 PM  
(MEMBERS OF THE PUBLIC CAN VIEW THE PLANS FROM 7.00 PM)

---

- 1. Apologies**  
*Chief Executive Officer*
- 2. Declarations of Interest and Dispensations**  
*Chairperson*  
**To receive** any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**  
*Chairperson*  
**To approve** the minutes of a meeting of the Planning & Highways Committee held on Wednesday 04 January 2017 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**  
*Chairperson*
- 5. Members’ Questions and Petitions**  
*Chairperson*

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486     [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)  
 (01635) 40484     [www.newbury.gov.uk](http://www.newbury.gov.uk)  
 @NewburyTC     NewburyTC

- 6. Schedule of Planning Applications (Appendix 2)**  
*Chairperson*  
**To comment** on the planning applications listed at the attached schedule for which there are members of the public present.
- 7. Schedule of Planning Decisions (Appendix 3)**  
*Chairperson*  
**To receive** and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.
- 8. Membership of the Planning and Highways Committee**  
*Chairperson*  
**To Review** the number of members and the composition of the Committee
- 9. Update from The Western Area Planning Committee**  
*Chairperson*  
**To receive** an update on any relevant business from the Western Area Planning Committee
- 10. Town Design Statement**  
*Chairperson*  
**To Update** the Committee on the public consultation.
- 11. Newbury Town Plan**  
*Chairperson*  
**To update** the Committee on the progress of the Newbury Town Plan.
- 13. Sandlesford Park Working Group – Update**  
*Chairperson*  
**To receive** an update on any relevant information.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
WEDNESDAY 4 JANUARY 2017 AT 7.30PM.**

**PRESENT**

Councillors Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Elizabeth O'Keeffe; Margo Payne and Anthony Pick (Chairperson).

**In Attendance**

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

**115. APOLOGIES**

Councillors Jeff Beck, Kuldip Singh Kang and Andrew Steel.

**116. 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 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, Councillors Jeanette Clifford, Adrian Edward & Dave Goff declared that they had prejudicial interest and took no part in the vote:  
**16/03263/FUL.**

In considering the following application, Councillor John Gardner declared that he had been lobbied: **16/03143/FUL.**

In considering the following application, Councillor Anthony Pick declared that he had attended a meeting but not given any opinion, he had asked question and received answers: **16/03309/OUTMAJ.**

In considering agenda item 14, (Adopt a Phone Box), Councillor Jeanette Clifford declared a personal interest.

**117. MINUTES**

The Chairman told the Committee that the draft minutes as circulated had been amended to insert the following, before minute 102. Apologies:

*At the outset of the meeting the Chairman proposed and the Committee agreed, to observe a minute's silence in memory of Mrs. Alma Beck, a former member of this Council and Lady Mayoress during Councillor Jeff Beck's year as Mayor of Newbury.*

**PROPOSED:** Councillor Elizabeth O’Keeffe

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 5 December 2016, with the above mentioned amendment, be approved as a correct record and signed by the Chairperson.

#### 118. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

#### 119. MEMBERS’ QUESTIONS AND PETITIONS

There were none.

#### 120. SCHEDULE OF PLANNING APPLICATIONS

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

#### 121. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

#### 122. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

The Committee noted that the District Planning Committee had approved the Coley Farm application.

#### 123. TOWN DESIGN STATEMENT

It was recorded that Councillor Adrian Edwards expressing the views of the Committee commended Corporate Services Officer Tony Hiller and The Chief Executive Officer on the work and skill gone in to the putting together the review of the Town Design Statement

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** that the new Town Design Statement once finalised (minor changes to be made), was approved for public consultation.

##### **Consultation Process**

The Committee agreed the following:

- A notice in the Newbury Weekly News.
- A notice in the Town Council notice board and bus stops.
- Publicise through Council website/social media.
- Newbury Town Council will seek permission to display a notice in West Berkshire Council offices, Library, and Museum.
- A press release will be sent to the Newbury Weekly News and other media outlets.
- Write to partners and other interested bodies, inviting comments.

- Write to the planning Authority inviting comments/advice.
- An Open Day in the Council Chamber, from 10.00 am to 9.00 pm on the 6<sup>th</sup> February 2017.

The consultation should run until 19 February.

The Working Group would convene by 17 March to consider the responses and make recommendations to the Planning & Highways Committee on 27 March.

#### **124. NEWBURY TOWN PLAN**

The Committee noted that the proceedings of the Group had been publicised, following which, several members of the public have requested to join Working Groups and these details have been forwarded to the relevant chairs.

Councillors were still encouraged to get involved, either to chair or sit on Working Groups. The next meeting of the Steering Group was scheduled for 11 January 2017.

#### **125. TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION NO: 14/02480/OUTMAJ FOR LAND ADJACENT TO HILLTOP, OXFORD ROAD, DONNINGTON, NEWBURY FOR OUTLINE APPLICATION FOR MIXED USE SCHEME ON 23.1HA OF LAND, COMPRISING UP TO 401 DWELLINGS ON 11.35HA OF LAND. A 400M2 LOCAL CENTRE (USE CLASSES A1/A2/D1/D2 - NO MORE THAN 200M2 OF A1) ON 0.29HA OF LAND, ONE FORM ENTRY PRIMARY SCHOOL SITE ON 1.71HA OF LAND, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED HIGHWAY WORKS. MATTERS TO BE CONSIDERED: ACCESS.**

The Committee agreed to take no further action.

#### **126. SANDLEFORD PARK WORKING GROUP – UPDATE**

It was discussed at Appendix 2, Item 6.

#### **127. CONSULTATION – ADOPT A PHONE BOX**

The Committee had no comments to make regarding BT's proposals to remove phone boxes. The Newbury Weekly News was requested to publish the consultation inviting Members of the Public to Contact BT Directly, if they wish to keep any of the 9 phone boxes in the community.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.33 PM.**

**CHAIRPERSON**

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">16/03222/HOUSE</a>	50 Pear Tree Lane, Newbury for Mr & Mrs K Moores	Rear single storey extension
2	No objection	<a href="#">16/03436/HOUSE</a>	135 Walton Way, Newbury for Mrs Hussain	Single storey rear extension, front porch and garage conversion
3	No objection	<a href="#">16/03324/HOUSE</a>	128 Andover Road, Newbury for Mr & Mrs Hoverd	Two storey extension with some internal modifications
4	No objection	<a href="#">16/03263/FUL</a>	Newbury Athletic Club, Fifth Road, Newbury for Newbury Athletic Club	Demolition of existing Newbury Athletic Clubhouse build and construction of new clubhouse building with new access and parking layout. Demolition of existing proposed before first occupation of replacement building
5	No objection	<a href="#">16/03368/FUL</a>	Newbury Lawn Tennis Club, Poplar Place, Newbury for Newbury Tennis Club	Section 73: Variation of condition 5 'flood lighting' of previous application 15/03380/FUL: Variation of condition Extension of floodlighting from two courts to all four courts
6	<p>Objection/comments</p> <p>1. An application for the Sandleford site can only be considered in the light of the planned Sandleford site as whole, including the policy objective for 2000 homes and a traffic plan for the whole site. This is not possible from this partial application. If it were passed, it would not be possible to assess whether the overall objectives for the site will be realised.</p> <p>2. We remain of the view that for the planned number of houses, four accesses will be essential, and therefore disagree with the applicant's contention that two Monks Lane accesses will be adequate.</p> <p>3. We support the conclusion of Mr Paul Goddard, from his traffic</p>	<a href="#">16/03309/OUTMAJ</a>	Sandleford Park, Newtown Road, Newtown, Newbury for Bloor Homes and Sandleford Farm Partnership	Outline planning permission for up to 1000 new homes (Use Class C3); an 80 bed care housing facility (Use Class C2) as part of the affordable housing provision; a new 2 form entry primary school (Use Class D1); a local centre to comprise flexible commercial floor space (retail falling into use classes A1- A5 up to 2150 sq. m and business falling into use class B1a up to 200 sqm); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access

<p>modelling of the previous Bloor Homes applications, that the increased traffic expected from the site has not been adequately provided for by proposed road works. Severe congestion will arise at the roundabouts at either end of Monks Lane, in Andover Road, and on the A339.</p> <p>4. Monks Lane will not be able to accommodate the construction traffic, which should be directed to the A339 access. It is not made clear that the Monks Lane road improvements and the A339 access should be scheduled so as to minimise the disturbance to neighbours from the construction traffic.</p> <p>5. A safety audit in regard to the high level of pedestrian and cyclist traffic to and from Park House, St Barts, Falkland School, St George's Pre-School, and Newbury College has not been carried out, nor have mitigation measures for that traffic been proposed. We have requested this action on several previous occasions.</p> <p>6. No air quality mitigation measures for the A339 are proposed.</p> <p>7. A new Primary School must be in place in time to accommodate the first residents on the site. This is not evidently to be the case.</p> <p>In addition to these objections, the following remarks continue from the previous applications but are outside the scope of this outline application. They are nevertheless important.</p> <p>8. A development such as this should be a landmark in architectural</p>			
---	--	--	--

	<p>design, which will fit in with the exceptional Sandford environment and be a source of pride for Newbury.</p> <p>9. Affordable accommodation should be pepper-potted throughout the estate. The planned 40% affordable homes should not include the suggested care home.</p> <p>10. The Monks Lane development should be distinguished by 4 and 5 bedroom houses, with other houses set back from them.</p> <p>11. There should be adequate parking to accommodate expected visitors to the Country Park from outside the estate, located so as to encourage its use instead of parking in residential streets.</p> <p>12. The additional parking which will be required for Falkland Surgery has not been provided for.</p> <p>13. Cycle and pedestrian routes should be integrated with cycle and pedestrian routes leading to the Town Centre.</p> <p>Although the Warren Road exit is not included in this application, we wish to repeat our concerns that it could not accommodate the traffic expected to travel west and would obstruct local traffic to schools, shops, and community centres. We re-state our recommendation for an entirely new western access south of Garden Close Lane and reaching the A343 close to Wash Water, to connect with the A34.</p>			
7	<p>Objection/comment: Retrospective application. The climbing frame, about 8 feet high, both</p>	<p><a href="#">16/03143/FUL</a></p>	<p>St John The Evangelist C.E Nursery and Infant School, Old Newtown Road, Newbury for St</p>	<p>Demolition of existing adventure playground and canopy and the redevelopment of the playground to include: new adventure playground, trim trail,</p>



	overlooks several neighbouring houses in Paddock Road and is overlooked by them, giving rise to both privacy and safeguarding concerns. Also, no assessment of the noise effects on neighbours has been made. Before implementing this project, the applicant should both have applied for planning permission and have consulted neighbours on its effects, neither of which occurred.		John The Evangelist C.E Nursery and Infant School	new canopy structure and woodland hut.
8	Support/comment: The planned repairs promise a good quality outcome. We hope that in future the Stone Building will be maintained more consistently.	<a href="#">16/03038/LBC2</a>	The Stone Building, The Wharf, Newbury for West Berkshire Council	Proposed replacement of existing slate Roof covering, chimney stack repairs, and incorporation of insulation of the roof void.
9	No objection	<a href="#">16/03240/HOUSE</a>	94 Kings Road, Newbury for Mr & Mrs J Cole	Proposed singles storey rear extension, loft space conversion and internal alteration
10	We have no objection in principle. However, we are concerned at the proposed reduction of car parking from 60 places to 20, which seems inadequate for a building on a trading estate and risks an increase in on-street parking.	<a href="#">16/03137/FUL</a>	Abacus Holdings, Abacus House, Bone Lane, Newbury for CSS Recycling	Change of use from a B1 (Business) use to a B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). The addition of 3 no. roller shutter doors plus the addition of signage and fencing to match existing
11	No Comment	<a href="#">16/03138/ADV</a>	Abacus Holdings, Abacus House, Bone Lane, Newbury for CSS Recycling	Proposed 2 x Fascia Sign
12	No objection	<a href="#">16/03314/ADV</a>	B S T Fitness, Park Way, Newbury for Whitbread PLC	4 x Premier Inn brand signs for new hotel
13	No objection/comment: However, we recommend that to avoid overlooking of the neighbour, the frosted glass in the present bathroom should be retained in the bedroom which is planned to replace it.	<a href="#">16/03370/HOUSE</a>	11 Lampacres, Shaw, Newbury for Mr & Mrs Brown	Proposed two-storey rear extension and single storey side extension

## PLANNING AND HIGHWAYS COMMITTEE MEETING

23 JANUARY 2017

## 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="#">16/03334/FULD</a>	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	CLAY HILL	<a href="#">16/03512/HOUSE</a>	15 Cromwell Road, Newbury for Mr Hyland	2 storey rear extension to create new sun room, kitchen and additional bathroom to first floor
3	CLAY HILL	<a href="#">16/03453/HOUSE</a>	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	FALKLAND	<a href="#">16/03557/HOUSE</a>	49 Conifer Crest, Newbury for Mr & Mrs P Leonard	Proposed single storey front extension and alterations
5	NORTHCROFT	<a href="#">16/03639/HOUSE</a>	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	ST JOHNS	<a href="#">16/03583/HOUSE</a>	28 Westgate Road, Newbury for Jason Clarke & Jane Coley	Demolition of existing conservatory, formation of new single storey rear extension and loft conversion
7	ST JOHNS	<a href="#">16/03520/HOUSE</a>	2 Abbots Road, Newbury for Natalie Warren	Two storey rear extension and replacement garage roof
8	ST JOHNS	<a href="#">16/03553/HOUSE</a>	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	ST JOHNS	<a href="#">16/03469/FULD</a> <b>Amended Plans</b>	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	VICTORIA	<a href="#">16/03456/CERTE</a>	4 Hambridge Road, Newbury for Stephen Evans	Ground floor flat of No. 4 Hambridge Road, Newbury as a single 2-bedroom residential flat
11	VICTORIA	<a href="#">16/03437/FUL</a>	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

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
23 JANUARY 2017**

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

<b>APPLICATION NO.</b>	<b>LOCATION AND APPLICATION</b>	<b>PROPOSAL</b>	<b>NTC OBSERVATIONS</b>
16/03041/FUL	Vets 4 Pets Greenham Road Newbury Berkshire	Variation of Conditions 4 - Time restriction of approved application 03/00679/FUL: Change of use to Veterinary Surgery.	No objection
<b>WBC final decision – Approved</b>			