

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 13 FEBRUARY 2017 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson).

In Attendance

Granville Taylor, Community Services Manager
Kym Tucker, Corporate Services Officer

140. APOLOGIES

Councillors: Miles Evans; Margo Payne & Kuldip Singh Kang.
Absent: Cllr Andrew Steel

141. EXTRA AGENDA MOTION

150th ANNIVERSARY OF NEWBURY WEEKLY NEWS

Newbury Weekly News have been reporting on this Council and its predecessor for that entire period with accuracy and in addition to that they pay close attention to our press releases and the publishing of our letters.

PROPOSED: Councillor Anthony Pick (Chairperson)

SECONDED: Councillor Adrian Edwards

RESOLVED: The Committee resolved a vote of congratulations to the Newbury Weekly News on their 150th year Anniversary.

142. DECLARATIONS OF INTEREST

The Community Services Manager 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 Community Services Manager 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 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 Adrian Edwards declared that he had prejudicial interest and took no part in the vote: **17/00060/FUL**

In considering the following application, Councillor Elizabeth O'Keeffe declared that she had personal interest: **17/00060/FUL**

In considering the following application, Councillor Elizabeth O’Keeffe declared that she had prejudicial interest: **16/03422/FULMAJ**

In considering the following application, Councillor Elizabeth O’Keeffe declared that she had prejudicial interest: **16/03438/HOUSE**

In considering Agenda item 9, (Licencing Applications), Councillor Jeff Beck declared that he is a Member of the West Berkshire Council Licencing Committee, and took no part in the vote: **17/000142/LQN**

In considering Agenda item 9, (Licencing Applications), Councillors Jeanette Clifford and Dave Goff declared a personal interest: **17/000142/LQN**

In considering Agenda item 9, (Licencing Applications), Councillors Adrian Edwards & Anthony Pick declared a prejudicial interest and took no part in the vote: **17/000142/LQN**

143. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 23 January 2017, be approved as a correct record and signed by the Chairperson.

144. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

145. MEMBERS’ QUESTIONS AND PETITIONS

There were none.

146. SCHEDULE OF PLANNING APPLICATIONS

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

147. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

148. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

149. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence New 17/000142/LQN – 5 Cheap Street, Newbury, Berkshire, RG14 5DD**

Applicant: Newbury Conservative Club

The Committee were unable to determine this application, as three Committee Members withdrew because of prejudicial conflicts of interest. This left the Committee inquorate.

150. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

No meeting took place as there were no cases.

151. TOWN DESIGN STATEMENT

The consultation is to run until Sunday 19th February. The open day held in the Town Hall on the 6th February saw 57 members of the public, of which, 20 left a written response on the day. There have also been 12 responses online to date.

The Community Services Manager thanked those Councillors who attended in the Town Hall Chamber to offer advice and guidance to the public. He also gave thanks to Tony Hiller on the open day for arranging the display, including running a slide show, and laptop for online responses.

Newbury Town Council are hoping to promote the last few days of the consultation on social media and Members who are active on social media might do the same, with some help from the team at Newbury Weekly News. After the consultation closes we will be in touch with the Working Group to consider the responses in order to give recommendation to the Committee for the review of the Town Design Statement. In the meantime we still welcome any photographs Members might submit, showing changes or new developments in the Wards over the past 12 years, since the statement was first adopted.

152. NEWBURY TOWN PLAN

The Steering Group is due to meet on Wednesday 15 February 2017.

The Working Groups have held meetings and are progressing their policy areas. The Chairs of the Working Groups will be reporting to the Steering Group meeting.

Members are still welcome to volunteer on the Working Groups.

It is hoped to present a more detailed report at the next Planning & Highways Committee meeting.

Cllr Anthony Pick offered to find out more information about the GIS (Geographical Information System), which may be of benefit to Members.

153. CRITERIA NEWBURY BLUE PLAQUES

It was proposed and agreed for a Blue Plaque be erected on a building in Newbury subject to the person or event being past a minimum of 10 years.

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Jeff Beck

154. AFFIXING OF THE TOWN SEAL

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Dave Goff

RESOLVED: That Newbury Town Council's Lease for the Wharf Toilets 99 year Lease between Newbury Town Council and West Berkshire District Council was signed by Councillor Anthony Pick & Councillor John Gardner.

155. SANDLEFORD PARK WORKING GROUP – UPDATE

It was noted that there was no further updates at this time.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.26 PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
13 FEBRUARY 2017
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/03620/HOUSE	72 Andover Road, Newbury for Julia Holland	Addition of sun room and utility room
2	No objection	16/03560/HOUSE	Clearview, Garden Close Lane, Newbury for Mr & Mrs Lewis	Single storey rear extension with internal modifications
3	No objection	16/03619/HOUSE	4 Battery End, Newbury for Toby Cotterll	Two storey extension, single storey rear extension and loft conversion
4	No objection	17/00080/HOUSE	Casa Mia, Stuart Road, Newbury for Mr & Mrs Martin	Proposed rear Orangery
5	No objection	17/00045/CERTE	82A,B,C & D West Street, Newbury for Parker Holdings	Certificate of existing use of 4 flats – We have owned this building for more than 10 years. It has, during this time, always been flats. We would now like a lawful development certificate for the reason
6	No objection	17/00195/HOUSE	1 Donnington Square, Newbury for Mr & Mrs Woodrow	Demolition of conservatory and replace with garden room
7	No objection	16/03582/ADV	McDonalds Ltd, Newbury Retail park, Pinchington Lane, Newbury for McDonalds Restaurants Ltd	Instillation of 1 no. fascia sign and 1no. "Good Times" sign
8	No objection/comment: We hope that the additional parking will ameliorate the traffic queues which are often encountered at the entrance to the Retail Park.	16/03626/FUL	Unit 7, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Limited	Construction of new mezzanine floor Construction of a ground floor extension Construction of additional car parking
9	No objection	17/00039/FUL	Unit 7, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Limited	Proposed works to front elevation
10	No objection/comment: The proposed extension will abut the boundary with 22 Courtlands Road, and care should therefore be taken that it will not be intrusive.	17/00125/HOUSE	23 Courtlands Road, Newbury for Mr S Peters	Single storey rear extension
11	No objection/comment: The elevation facing Tydehams Mead should be adequately screened	16/03614/HOUSE	Shepherds, Tydehams, Newbury for Dr Gordon & Mrs Ringland	Proposed first floor annex extension to existing garage and replacement landscaping scheme
12	No objection	17/00153/FULD	33 Porchester Road & Land To The Rear, Newbury for Mr & Mrs Hutchison	Section 73A; Variation of condition 2 'Plans Approved' and removal of condition15' garage use' of previously approved application

				14/03075/FULD : Proposed chalet Bungalow, resurface access drive and reallocate parking bays, cycle storage and bin storage for existing flats in Windy Hough
13	No objection/comment: We support the Highways Officer's requirement for three parking spaces and a plan which clearly shows the swept paths.	17/00178/HOUSE	9 Highfield Road, Newbury for Mr & Mrs Tohux	Two storey side and single rear extensions with internal alterations
14	Objection/comments: 1. The 7 parking spaces which are left for the staff and visitors to Newbury Gardens Day Nursery are too few. We are advised that the Day Nursery has 16 staff, and provision must be made for the numerous visits by parents. 2. Newbury Town Council's grounds management team require access along the side of Greenham House with equipment to maintain Greenham House gardens. The parking plan for the Day Nursery does not appear to allow for this. 3. We are surprised at the statement that the flats will generate only 6 vehicle movements in the AM and PM peak periods. In our experience, both access and egress from the site are risky to drivers and pedestrians, and an improved visibility splay is needed at the entrance. 4. The proposed building will be too close to Rozel and will over-dominate it.	16/03422/FULMAJ	Land at Greenham House, Greenham Road, Newbury for Forbury Gardens Day Nursery (Serrate Limited)	Erection of building containing 10 flats with associated car parking and cycle storage
15	No objection/comment: A receptacle should be provided for the paper acknowledgements which ATM's generate	16/03523/LBC2	90 Northbrook Street, Newbury for Santander	Replacement of existing ATM with new model for improving performance and security enhancements
16	Objection/comments: We are not opposed to the principle of this application, but consider that more detailed work is needed in several areas. 1. The car parking provision is not adequate and the car parking layout is	16/03221/FULEXT	25 Bartholomew Street, Newbury for Emarek Ltd	Conversion, extensions (to rear and third floor) and alteration to existing buildings to create 16 no: residential units (C3) and retail restaurant space (A1/A3) with associated parking, turning, landing amenity space and storage for bicycles and refuse

	<p>not satisfactory.</p> <p>2. Adequate sound insulation against traffic noise from Bartholomew Street and from any internal PA system should be provided.</p> <p>3. The area to be redeveloped should be investigated for soil contamination.</p> <p>4. Protection against food odours from the restaurant is required.</p> <p>5. We support the need for an archaeological survey in this central location.</p> <p>6. We support the request from the Fire and Rescue Service for sprinklers.</p> <p>7. The bin stores for residential and restaurant use should be clearly differentiated.</p>			
17	No objection	16/03438/HOUSE	1 Doveton Way, Newbury for Mr & Mrs Simon Longton	To demolish existing rear conservatory and side extension and side timber lean to/carport and build a two storey to the side extension creating a new garage/family room-study, bedroom en-suite and family bathroom. To the rear, build a single storey extension, replacing the conservatory with workable living space for a large living/dining and family rooms. In addition construct an entrance porch to the front of the property with an extended canopy over
18	<p>Objection/comments:</p> <p>1. The proposed new parking space will evidently obstruct access to the parking spaces already in use.</p> <p>2. Vehicle egress from the site after 6 p.m. will be obstructed by cars parked on the north side of the road directly opposite.</p> <p>3. The kitchen door of the restaurant opens directly onto the car park. Measures to protect the accommodation from food odours are required.</p> <p>4. The location of the bin store for the residential accommodation is not clear.</p>	16/03448/FULD	55 – 56 Cheap Street, (units 55A-56A, 55/56B), Newbury for Mrs Erica Mclenaghan	Convert first floor unit 55/56B to a 2 bedroom flat, top floor 55A to a 1 bed flat and 56A to a bedsit

19	No objection	16/03574/ADV	85 Bartholomew Street, Newbury for Caprinos Pizza	Fascia and Hanging Sign
20	No objection	17/00060/FUL	12, 12A, 15 & 16 Swan Court, Newbury for Rosemary Black, Mr Edwards, Mrs Lusby Taylor & Mr Elliot	A short ramp to provide electric scooter access for the use of the elderly / disabled residents
21	Support/comment: We welcome this proposal to restore this house to its original function as a private residence in Newbury.	17/00162/FULD	39 Oxford Street, Newbury for Trustees Of Festival House Business Centre Pension Fund	Change of use of existing building B1 office use to C3 residential use (single residential dwelling)
22	No objection	17/00155/REM	3 Clarendon Gardens, Newbury for Mr & Mrs P Rosier	Approval of reserved matters following outline permission 16/02584/OUTD . Matters seeking consent: appearance, Landscaping and scale
23	No objection. Comment: 1. Protection from odours from the restaurant should be provided. 2. We are concerned in general terms at the continued loss of storage space available to retailers.	17/00144/FUL	100 Bartholomew Street, Newbury for Michael Beatty	Convert upper floors of 100 Bartholomew Street from shop storage to residential accommodation. Redevelop rear roof to provide living area on 2 nd floor at rear
24	No objection	17/00171/HOUSE	23 Newport Road, Newbury for Martin Hawkins	Two storey side extension, with family room and playroom at ground floor level, and new master bedroom and en-suite at first floor level

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No Comment.	17/00131/PASSHE	1 Chiltern Close, Newbury for Vaughan Rees	Single storey rear extension to existing rear recess 4.1m from rear wall x 3.0m max height x 3.0m at eaves