

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 06 MARCH 2017 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Lynne Doherty; Adrian Edwards; Dave Goff; Sarah Greenall (named substitute); Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang.

In Attendance

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

156. APOLOGIES

Councillors Jo Day; Miles Evans; John Gardner; Margo Payne; Andrew Steel.

157. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, 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 Jeff Beck, 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 & Lynne Doherty declared that they had a prejudicial interest and took no part in the vote: **17/00158/COMIND**

In considering the following application, Councillor Lynne Doherty declared that she had a prejudicial interest and took no part in the vote: **17/00279/FUL**

In considering the following application, Councillor Jeff Beck abstained: **17/00393/ADV**

In considering the following application, Councillor Elizabeth O'Keeffe & Kuldip Singh Kang, declared that she had personal interest: **17/00079/FULMAJ & 17/00419/HOUSE**

In considering the following application, Councillor Anthony pick declared that he had been lobbied: **16/03438/HOUSE**

In considering Agenda item 9, (Licencing Applications), Councillor Jeff Beck declared that he is a Member of the West Berkshire Council Licensing Committee

158. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Elizabeth O'Keeffe

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 13 February 2017, be approved and signed by the Chairperson.

159. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

160. MEMBERS' QUESTIONS AND PETITIONS

There were none.

161. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor Jeff Beck abstained on the vote in relation to case no. 30, ref. no. 17/00393/ADV, advertising sign at the Co-op store at 75, Brummell Road.

162. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

163. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence New 17/00259/LQN – 17-18 Market Street, Newbury**

Applicant: Mr Ali Abdurahman Hasan

No objection

**164. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 16/02203/LBC2 FOR 24 NORTHBROOK, NEWBURY FOR THE
REMOVAL AND INSTALLATION OF EXTERNAL SIGNAGE**

It was agreed that this Council write to the Planning Inspectorate to support the refusal by West Berkshire Council, on the grounds that the proposed fascia and projecting sign would be out of keeping with the character of the Conservation Area, and inappropriate for the jettied Tudor timber-framed house which belonged to John Winchcombe II and is Grade II listed.

165. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Application 3 – 5 Porchester Road, Newbury was considered and passed at the last Western Area Planning Committee Meeting.

166. TOWN DESIGN STATEMENT

A total of 37 responses were received from members of the public, plus a detailed response from West Berkshire Council. This information will go to the next Working Group meeting to be held on 8th March 2017 for recommendations to be made at either the next P & H committee meeting or the one after.

Members of the Committee thanked Councillor Adrian Edwards for taking this project forward and the CEO and Corporate Services Office Tony Hiller for the work they have put in.

167. NEWBURY TOWN PLAN

The draft minutes of the Steering Group meeting held on 15 February were received and noted by the Committee.

168. 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 8.49 PM.

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Support/comment: The Kennet Community Radio Station has the support of the Town Council	17/00079/FULMAJ	31 Turnpike Road, Newbury for Julian Swift-Hook	Installation of FM (Brand II) broadcast radio antenna bracket, transmitter and ancillary equipment radio station
2	No objection	17/00357/HOUSE	22 Regnum Drive, Shaw, Newbury for Mr & Mrs P Evans	Extensions lounge
3	No objection/comment: The proposed buildings will be an improvement on those they will replace	17/00297/HOUSE	66 Kiln Road, Newbury for Robert Sheppard	Replace existing timber shed and lean-to greenhouse with purpose made brick shed/greenhouse
4	No objection	17/00425/HOUSE	16 Hopwood Close, Newbury for Mr Ahmed Bhatti & Mrs Sadia Ahmad	Single and two-storey extensions
5	No objection	17/00387/FUL	29 Glendale Avenue, Newbury for Mr & Mrs T & M Strange	Change of use of garage from C3 to D2 use as a personal training gym business use for one to one personal training sessions. Current 2 no. off road parking at the property, one of which can be used by the clients if they arrived by car
6	No objection	17/00201/FUL	Hillview, Wash Water, Newbury for Richard Tovey	Erection of 1.8 m high sound insulation and security fence and gate
7	No objection	17/00272/HOUSE	36 Donnington Square, Newbury for Mr & Mrs Skinner	2 no new 'conservation' style roof lights to single-storey pitched roof
8	No objection	17/00275/HOUSE	33 Russell Road Newbury for Mr & Mrs Driscoll	Proposed detached garage
9	No objection	17/00279/FUL	The Winchcombe School, Maple Crescent, Newbury for West Berkshire Council	Regulation 3: extend the existing school building to accommodate an additional single classroom of similar scale and scope of the adjacent classrooms
10	No objection	17/00234/HOUSE	91 Craven Road, Newbury for Andy Powell	Erection of single story rear extension to dwelling an extended porch roof to cover bay window at front
11	No objection/comment: The proposed electric wrought iron gate will be in keeping with the gates of neighbouring properties	17/00260/HOUSE	3 Donnington Square, Newbury for Mr & Mrs Hedger	Proposed new vehicular access and off-road parking. New front gate and metal railing fence.
12	No objection	17/00319/HOUSE	1 Old College Road, Newbury for Ms Helen Newport	Installation of 2 oriel windows in gable dwelling
13	No objection	16/03586/FUL	McDonald's Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Reconfiguration of the drive-through lane car park. Alterations to the existing elevations including constructing extensions totalling 54.9 sqm.

14	No objection	16/03590/ADV	McDonald's Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Reconfiguration of existing signage suite to accommodate the new drive-through layout with additional signs. New suite to comprise 9 x freestanding signs, 2 x banner signs and 1 x side-by-side directional sign
15	No comment	17/00323/HOUSE	6 Rupert Road, Newbury for Molly Line	Two-storey extension to side of existing house and demolition of existing single-storey extension
16	No comment	17/00176/HOUSE	3 Highfield Road, Newbury for Peter Gower	Roof small kitchen extension and conservatory to the rear and build new single-storey extension for large kitchen/dining room with single porch roof and the velux windows
17	No objection	17/00419/HOUSE	79 Newtown Road, Newbury for Mr & Mrs John Gardner	Proposed first-floor extension with the revision of previous application ref: 00/01492/HOUSE for which work was started within prescribed period. To reduce scale of first-floor design, change external material and design brief to allow solar panels on south facing roof slope
18	No comment	17/00460/HOUSE	13 Highfield Road, Newbury for Mr & Mrs Kenyon	Two story side extension with single-storey rear extension
19	No objection/comment: 1) The 17th or 18th century roof or other detailing of the existing building should be conserved. 2) The new workshop planned for the development should be reserved for the personal use of the residents.	17/00138/HOUSE	112 Shaw Road, Newbury for Sami Gabriel	Demolition of extensions to the rear of the property and erection of new two-storey extension. Demolition of existing Nissen workshop and replacement with single-storey workshop
20	No objection/comment: 1) The 17th or 18th century roof or other detailing of the existing building should be conserved. 2) The new workshop planned for the development should be reserved for the personal use of the residents.	17/00139/LBC2	112 Shaw Road, Newbury for Sami Gabriel	Demolition of extensions to the rear of the property and erection of new two-storey extension. Demolition of existing Nissen workshop and replacement with single-storey workshop
21	No objection	17/00245/FUL	42 Northbrook Street, Newbury for Mr G K Alexander	The provision of two externally mounted air conditioning units
22	No objection	17/00246/LBC2	42 Northbrook Street, Newbury for Mr G K Alexander	The provision of two externally mounted air conditioning units
23	We are unable to comment on this application as it relates to the Town Council's property	17/00268/ADV	Newbury Town Council, The Old Town Hall, Market Place, Newbury for Newbury Town Council	Sign #1: collection of 300mm x 400mm blue 'Visitor Information' sign and Sign #2: collection of 300mm x 200mm 'Solstice Well-Being Centre' sign

24	We are unable to comment on this application as it relates to the Town Council's property	17/00267/LBC2	Newbury Town Council, The Old Town Hall, Market Place, Newbury for Newbury Town Council	Sign #1: 300mm x 400mm blue 'Visitor Information' sign and Sign #2: 300mm x 200mm 'Solstice Well-Being Centre' sign
25	Conservative members of the Committee had to withdraw from this application because it relates to the Headquarters of Newbury Conservative Party. This left the Committee inquorate to consider it	17/00244/LBC2	6 Cheap Street, Newbury for West Berkshire Conservation Association	Change of use of existing building into office use 3 no. 2 bed apartments and 1 no. 1 bed apartment with associated shared amenity space
26	Objection/comment: 1) We do not agree with the proposal to employ sacks to collect domestic waste. No location has been assigned to them, they are liable to spill and be attacked by vermin. The flats should be provided with a refuse and recycling store in accordance with normal practice. 2) We do not agree with the concession that there should be racks for only 6 cycles. 8 cycle racks should be provided as originally requested	17/00204/FULD	11-13 The Broadway, Newbury Boldhurst Properties Ltd	Section 73: Application for removal of condition 5: cycle storage and 6: Refuse/Recycling Store, of approved application 14/03276/FULD - Change of Use 1 st and 2 nd floors from office use to residential as 4 flats. No external change
27	No objection	17/00468/HOUSE	72 York Road, Newbury for Mrs N Stevens	conservatory
28	No objection	16/03611/HOUSE	49 Doveton Way, Newbury for Mr & Mrs Preston	Single-storey extension to create entrance porch
29	No objection/comment. Our previous comments on this application dated 9/12/2016 remain valid, with the following addition. The proposed bicycle store should be secured and covered.	16/03043/FULEXT	St Mary Surgery, St Mary Road, Newbury for Feltham Properties	Application for the demolition of the existing building and erection of 14 flats on the site of the former St Mary's Doctor's Surgery with associated landscaping, parking, cycle storage and other associated works Amendments: revised design of building, to reduce high and number of flats to 14 number. Provides flood risk assessment and new delete viability appraisal to justify off-site payment for affordable housing
30	Objection/comment: The proposed totem sign would be intrusive and interfere with the amenity of neighbouring houses. It is also unnecessary and inappropriate for a local convenience store, as local residents know where the store is	17/00393/ADV	75 Brummell Road, Newbury for The Southern Co-Operative Ltd	Installation of a totem advertising site

31	Support/comment: The school will provide a much needed two form entry primary school for local residents. The design is in line with modern requirements and the landscaping is good. Access from the A339 and by pedestrians from Monks Lane will avoid the problems which other schools encounter of parking by parents in nearby roads	17/00158/COMIND	Land South of Newbury College, Monks Lane, Newbury, for West Berkshire Council	Construction of a new 1 F E single-storey primary school south of existing Newbury College, with associated soft and hard landscape. Construction of a temporary access to the school from the Newbury College site and new permanent access from the A3392 served allocated strategic housing site and form the permanent access to the school
32	No objection	17/00145/HOUSE	4 Pyle Hill, Newbury for Paul Hutchins	Single-storey rear extension and modifications to front elevation to incorporate bicycle store
33	Objection/comment: The planned number of houses on this site, approved when the Housing Site Allocation was approved, was always 65. 71 houses would therefore be an overdevelopment	17/00223/FULEXT	Land on North Side of Pyle Hill, Newbury for David Wilson homes	Erection of 71 dwellings with provision of internal access roads and associated car parking, pedestrian access and landscaping
34	Objection/comment: 1) Tydehams possesses a unique character which should be preserved. Upcot was one of the first houses to be built, as part of a group of 12 constructed between 1923 and 1928. 2) Upcot also contributes towards the unique character of Andover Road as a key gateway to the town, as outlined in policy ADPP2 of the Core Strategy. In both respects, this application would contravene the Newbury Town Design Statement. 3) We agree with the objection by the Highways Officer, that the exit of additional vehicles onto Andover Road would be unsafe. 4) The area is zoned for residential use, not for a commercial development as this application proposes. 5) The scale and density of the buildings on the site would be an overdevelopment. 6) We question whether a residential care home on the site would be large enough to be economically viable	16/03562/OUTD	Upcot, Tydehams, Newbury for Brian Willis	Renewal of Application no 01/00254. Demolition of existing dwelling house, redevelopment with residential care home – matters to be considered access, layout and scale.

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No comment	17/00298/PASSHA	14 Valley Road, Newbury for Simon McTurk	Replace existing conservatory with larger construction 3.380 from rear wall x 3.025m maximum height x 3.025m at eaves.
2	Objection/comment: We oppose the conversion of modern office accommodation to residential use. Buildings assigned for commercial use should be retained in order to support the attractiveness of Newbury as a commercial area and source of employment.	17/00194/PACOU	Centrix House, 5 Oxford Road, Newbury for Thames Properties Ltd	Application to determine if prior approval is required for conversion of existing office building to 15 residential flats
3	No comment	17/00203/PASSHE	28 York Road, Newbury for Mr & Mrs Patton	Single story rear extension: 3.75m from rear wall, 3.61m max height and 2.32m eaves height