

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 19 JUNE 2017 AT 7.30PM.

PRESENT

Councillors Jo Day; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Kuldip Singh Kang; Elizabeth O’Keeffe; Anthony Pick (Chairperson); Andrew Steel.

In Attendance

Granville Taylor, Community Services Officer
Margaret Gore, Corporate Services Officer

20. APOLOGIES

Councillors Jeff Beck, Jeanette Clifford, Tony Stretton.

21. DECLARATIONS OF INTEREST

The Community Services Manager declared that Councillors, Adrian Edwards, Dave 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 Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees: "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."

22. MINUTES

PROPOSED: Councillor Elizabeth O’Keeffe

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 31 May 2017, be approved and signed by the Chairperson.

23. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

24. MEMBERS’ QUESTIONS AND PETITIONS

Councillor Jo Day asked the following question:

“We have talked in the past about adding hand rails to steps at the civic entrance to our Town Hall. The entrance area still lacks handrails and I wonder if you could update me on any progress we have made, or obstacles in the way of, achieving better access for the less able through this route?”

The Chairperson responded as follows:

“Thank you for your question. Officers have looked into a variety of options to address this. It is difficult to attach hand rails to the left and right of the Civic entrance due to the interference of the civic doors.

It was decided to install a single handrail down the centre of the steps but this also creates a problem when we have to transfer large objects like the dais in through the Civic entrance in preparation of an event in the Market Place. We looked at installing a removable handrail down the centre of the steps but the engineer was concerned about its stability and suitability of fixing through the stone steps.

We now believe the safest solution is to guide visitors around to the Mansion House Street entrance and use the lift.”

Councillor Jo Day asked the following supplementary question:

“What measures are in place to guide visitors around to the Mansion House Street entrance and use the lift? Members would not always be able to do this when on the steps for Saturday surgery.”

The Chairperson responded as follows:

“I understand your concerns. However, this is not an issue that can be decided at this Committee. I ask that you redirect your question to the Community Services Committee.”

25. SCHEDULE OF PLANNING APPLICATIONS

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

26. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

27. APPEAL DECISIONS

The information was received and noted by the Committee.

28. TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 15/03456/OUTMAJ FOR LAND SOUTH OF GARDEN CLOSE LANE, NEWBURY FOR OUTLINE PLANNING PERMISSION FOR UP TO 85 RESIDENTIAL DWELLINGS (INCLUDING UP TO 40% AFFORDABLE HOUSING), INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA, SURFACE WATER FLOOD MITIGATION AND ATTENUATION, VEHICULAR ACCESS POINT FROM ANDOVER ROAD AND ASSOCIATED ANCILLARY WORKS. MATTERS TO BE CONSIDERED: ACCESS

The information was received and noted by the Committee.

29. WEST BERKSHIRE MINERALS AND WASTE LOCAL PLAN PREFERRED OPTIONS CONSULTATION

Members had no comment to make.

30. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing to discuss at this time.

31. NEWBURY TOWN PLAN

The next meeting of the Town Plan Steering Group is to be held on the 22nd June 2017.

32. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing to discuss at this time.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.01PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
19 JUNE 2017**

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection/comment: We consider that a two-bedroom extension into the corner plot would be an overdevelopment and out of keeping with the adjoining estate	17/01492/FULD	86 Cromwell Road, Newbury for Barry Pearce	Conversion of garage and bedroom to house
2	No objection	17/01247/HOUSE	42 Kiln Road, Newbury for Lucy Robinson	Construction of parking bay to front of building and dropped kerb
3	<p>Objection/comment: The objections to this application are essentially the same as for the two previously refused applications for the site.</p> <p>1) The residents of 12 Normay Rise would be faced by a blank wall 1½ metres away from their house. There would be mutual overlooking of both houses.</p> <p>2) Access to the house from the east would involve a 45° turn into the site which would in our opinion be dangerous. Exit from the site would also be dangerous.</p> <p>3) The root protection area of the protected oak tree, identified as highly significant in the previous application 16/02079, occupies a large part of the proposed development and the tree would be adversely affected by it.</p> <p>4) The houses in Normay Rise and Glendale Avenue at that corner were designed with the intention that the corner plot would not be built on, and its spacious character contributes materially to the character of the area.</p> <p>5) The plans for the house as submitted are not accurately positioned</p>	17/01243/FULD	Land Adjacent to 12 Normay Rise, Newbury for Mrs S Southward & Mrs B Clancy	Erection of new 2 bedroom dwelling, parking, turning and access
4	No objection	17/01422/HOUSE	47 Valley Road, Newbury for Mr &	Single storey side extension and loft conversion

			Mrs Brookes	
5	No objection	17/01530/HOUSE	89 Essex Street, Newbury for Anthony Eades	Single storey garage and workshop / shed. The existing garage and shed replaced by the new garage and workshop / shed
6	No objection/comment: We support the observations made by the Tree Officer and recommend that the advice be followed	17/01286/HOUSE	32 Clifton Road, Newbury for Mrs S Chapman	Replacing existing timber shed (6.0m x 3.0m) with brick built shed (7.0m x 3.4m)
7	No objection	17/01327/HOUSE	23 St Nicholas Road, Newbury for Mr & Mrs Foster	Extension to rear of existing property to provide garden room and ground floor WC
8	No objection/comment: We support the recommendation by the Conservation Officer that a Heritage Impact Assessment be prepared and material changes should be in keeping with the listed building	17/01369/FUL	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for the Chequers Hotel	Exterior - Creation of new disabled access entrance to what will be the restaurant area of the Hotel. New signage above restaurant entrance. Refurbishment of existing main hotel revolving doors. Interior - 4 no. structural and non-structural openings to be made in walls to improve circulation. Raising of level to middle front room space to improve access from main restaurant space. Adjustment to WC layout to create a disabled WC
9	No objection/comment: We support the recommendation by the Conservation Officer that a Heritage Impact Assessment be prepared and material changes should be in keeping with the listed building	17/01370/LBC2	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for the Chequers Hotel	Exterior - Creation of new disabled access entrance to what will be the restaurant area of the Hotel. New signage above restaurant entrance. Refurbishment of existing main hotel revolving doors. Interior - 4 no. structural and non-structural openings to be made in walls to improve circulation. Raising of level to middle front room space to improve access from main restaurant space. Adjustment to WC layout to create a disabled WC
10	Objection/comment: 1) The application assumes that the residents of the proposed accommodation will use the present waste facilities of the business at 1 Northbrook Street. The present waste bins are unsightly and malodorous, and resting on a slope are liable to fall down it. 2) We not agree with the proposal for the residents to use the public cycle racks, on grounds of security. To deal	17/01416/FULD	1 Northbrook Street, Newbury for Delaport Investments Ltd	Change of use from B2 office space to C3 residential dwellings. Internal alterations to create 3 no: residential units

	<p>with this and the preceding point, a secure waste bin and cycle store should be provided within the application.</p> <p>3) We note that employees of the business park their cars alongside the site. These arrangements should be reviewed</p>			
11	<p>Objection/comment:</p> <p>1) The application assumes that the residents of the proposed accommodation will use the present waste facilities of the business at 1 Northbrook Street. The present waste bins are unsightly and malodorous, and resting on a slope are liable to fall down it.</p> <p>2) We do not agree with the proposal for the residents to use the public cycle racks, on grounds of security. To deal with this and the preceding point, a secure waste bin and cycle store should be provided within the application.</p> <p>3) We note that employees of the business park their cars alongside the site. These arrangements should be reviewed</p>	17/01417/LBC2	1 Northbrook Street, Newbury for Delaport Investments Ltd	Change of use from B2 office space to C3 residential dwellings. Internal alterations to create 3 no: residential units
12	<p>No objection/comment: Members feel the applicant should discuss the proposed development with the neighbours</p>	17/01415/HOUSE	23 Rectory Close, Newbury for Mr & Mrs Sales	Extension to rear of dwelling to increase kitchen dining area accommodation with internal alterations
13	<p>Objection/comment:</p> <p>1) The application will demolish 54 bungalows used for social housing and construct 80 houses, of which only 24 will be affordable, of which 7 will be shared ownership and 17 will be rented. Given the severe need for affordable and low-cost homes in the area, we consider that the application should be to replace the present social accommodation with the same number of social dwellings.</p> <p>2) Given that the houses will be</p>	17/01348/FULEXT	Land at Hutton Close, Newbury for Sovereign BDW LLP	Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated car/cycle parking, landscaping, access and infrastructure

	<p>occupied by families, the application does not include enough 3-bedroom dwellings.</p> <p>3) The social houses should be pepper-potted through the estate.</p> <p>4) The new residents on the estate are likely to be working families. Shaw Road is not able to accept the additional traffic which will arise at peak periods.</p> <p>5) A pedestrian crossing should be constructed in Shaw Road at that point to ensure the safety of children who will go to school or the shops.</p> <p>6) There should be sufficient turning area for recycling and refuse collection vehicles</p>			
14	<p>No objection of principle to this proposal to rejuvenate trade in that part of Newbury, but have three comments:</p> <p>1) The effect needs to be considered on the adjoining bus stop in Cheap Street, whose customers currently use the sheltered area which is due to be enclosed.</p> <p>2) The expected additional traffic in Market Street for deliveries to the new shops and restaurants needs to be considered. A possible solution could be a mini-roundabout at that point.</p> <p>3) The proposed first-floor restaurant will look down primarily on traffic. It could be considered whether the outlook of its customers could be improved</p>	17/01241/FUL	The Kennet Centre, Bartholomew Street, Newbury for H I G Luxemburg Holdings 77 Sarl	Change of use of Units 16 and 29-30 Cheap Street to A3 restaurant use and reconfiguration of adjoining A3 restaurant units at the Kennet Centre including removal of bay window, small scale extension at ground floor, new shopfronts, associated external works and plant areas
15	The committee could make no comment on this application because of a prejudicial conflict of interest	17/01206/FUL	Victoria Park, Park Way, Newbury for Newbury Town Council	Proposed changing facility
16	No objection	17/01469/FUL	17a Cheap Street, Newbury for Henry and Joes	Proposed change of use from A1 to A3 to create new restaurant with proposed new kitchen extraction unit at rear of property
17	No objection	17/01405/ADV	50 Northbrook Street, Newbury for Ms Maham Iftikhar	Removal of existing shop front signage, replacement with salon name in Foamex

18	<p>Objection/comment: The applicant and the resident of 62 York Road attended the hearing. The resident of 62 York Road explained that the application would obstruct light from his property, over dominate it, and overlook his garden. The applicant explained that he had only just purchased the property and had inherited the application. The applicant undertook to consult his new neighbour and amend the application to address his concerns. The Committee formally objected on the grounds stated by the objector, but noted that consultation is likely to result in a satisfactory outcome</p>	17/01063/HOUSE	61 York Road, Newbury for Husky Design Ltd	Additional alteration to rear of the premises, extending dormer and additional roof lights to front of the house
19	<p>Objection/comment: There is not sufficient information to assess this application.</p> <p>1) Will the present car park be built over. If so, it would result in car parking by customers in Bartholomew Street, which would not be acceptable.</p> <p>2) Will the delivery area to the rear of the inn continue to provide a sufficient turning area for delivery vehicles. Again, parking by delivery vehicles in the street would be unsatisfactory.</p> <p>3) The proposed extractor fan would offend the residents of the adjoining flats.</p> <p>4) The inn customers will be offended by the extractor fan of the adjoining Inches Yard restaurant.</p> <p>5) We request that, as part of the application, the applicant should commission a dendrochronological dating of the inn, which under its present name dates from at last 1761. The applicant is asked to note this continuity of the inn name</p>	17/01007/FUL	113 Bartholomew Street, Newbury for Star Pubs and Bars Ltd	Internal ground and first floor refurbishment, new glazed front and enclosure of Coaching Area. Conversion of existing letting bedrooms to toilets and convert existing managers flat into letting bedrooms. New garden sheds to rear of property and alterations to existing conservatory. General repairs
20	<p>Objection/comment: There is not sufficient information to assess this application.</p>	17/01008/LBC2	113 Bartholomew Street, Newbury for Star Pubs and Bars Ltd	Internal ground and first floor refurbishment, new glazed front and enclosure of Coaching Area. Conversion of existing letting bedrooms to toilets

	<p>1) Will the present car park be built over. If so, it would result in car parking by customers in Bartholomew Street, which would not be acceptable.</p> <p>2) Will the delivery area to the rear of the inn continue to provide a sufficient turning area for delivery vehicles. Again, parking by delivery vehicles in the street would be unsatisfactory.</p> <p>3) The proposed extractor fan would offend the residents of the adjoining flats.</p> <p>4) The inn customers will be offended by the extractor fan of the adjoining Inches Yard restaurant.</p> <p>5) We request that, as part of the application, the applicant should commission a dendrochronological dating of the inn, which under its present name dates from at last 1761. The applicant is asked to note this continuity of the inn name</p>			and convert existing managers flat into letting bedrooms. New garden sheds to rear of property and alterations to existing conservatory. General repairs
21	No objection	17/01517/ADV	Whitequay Ltd, Faraday Road, Newbury for SEAT UK	3 x free standing signs and 9 x fascia signs
22	We have no concern on the proposed fascia sign. However, no other buildings in Bridge Street have projection signs, and we consider that the historic appearance of Bridge Street should be preserved. We therefore object to the proposed projecting sign on this building	17/01362/LBC2	Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings	Display of 1 x fascia sign and 1 x projecting sign on frontage (externally illuminated)
23	Objection/comment: We do not consider that a car purchase and sales business is a suitable one for this location. The area is very congested. The car movements will interfere with the traffic of patients' cars and ambulances to and from the adjoining medical centre. There is insufficient turning space. The periodic movement of vehicles to collect broken-down cars will add to the problem, and it will be difficult for the business to limit movements to the approve business	17/01133/FUL	Land to rear of 39 Oxford Street, Strawberry Hill House & Access House, Strawberry Hill, Newbury for We Buy Any Car Ltd	Change of use of 6 parking spaces (serving adjacent offices) to sui generis 'car sales'

	hours			
24	Objection: We do not agree with the proposal to move the house developments further south on the development site, as that will further reduce the green space between Newbury and Greenham	17/00223/FULEXT	Land On North Side of Pyle Hill, Newbury for David Wilson Homes	Amended Plans: Relocation of dwellings to the south; additional information submitted regarding drainage/suds, ecology, affordable housing and parking allocations, plus materials, tree protection and shadowing plans
25	No objection	17/01072/RESMAJ	Newbury Racecourse, Racecourse Rad, Newbury for Newbury Racecourse Plc	Approval of Reserved Matters following Outline Permission 14/03109/OUTMAJ. Matters seeking consent: Access; Appearance; Landscaping; Layout; Scale

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