

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 10 JULY 2017 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans (arrived 19.44);
Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson) & Tony Stretton.

In Attendance

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

33. APOLOGIES

Councillors. John Gardner; Kuldeep Singh Kang & Andrew Steel.

34. DECLARATIONS OF INTEREST

The Community Services Manager declared that Councillors Jeff Beck, Jeanette Clifford, 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 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."

In receiving agenda item 8, (Virgin Media), Councillors Jeanette Clifford & Dave Goff declared a personal interest.

In considering agenda item 9, (Licensing Application), Councillor Jeff Beck declared a prejudicial interest, and took not part in the vote.

35. MINUTES

PROPOSED: Councillor Elizabeth O'Keeffe

SECONDED: Councillor Dave Goff

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 19th June 2017, be approved and signed by the Chairperson.

36. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.


37. MEMBERS' QUESTIONS AND PETITIONS

Councillor Elizabeth O'Keeffe asked the following question:

"I often come upon people in Northbrook St or Northcroft Lane wondering how to access Lock Island. Could this council please request that the signage is improved?"

The Chairperson responded as follows:

"Cllr O'Keeffe, thank you for your question."

"There are two signs in Northbrook Street. One is attached to the Cote Brasserie wall with a hand painted pointing in the direction of the canal stating  to Newbury Lock. The second is attached to a finger post adjacent to Holland and Barrett which points in the direction of the Lock Stock and Barrel and states "to the Kennet and Avon Canal". Officers have contacted the BID and asked if they propose to update their monoliths in the future. The BID have confirmed that plans are in place to commence with updates to the monoliths at some time this year. They do not have dates for this work as yet. The information board actually on "Lock Island" refers to Newbury Lock, Island, and later on under wildlife area it says The Lock "Island".

38. SCHEDULE OF PLANNING APPLICATIONS

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

Item 13 of Appendix 2, Councillors Jo Day, Adrian Edwards & Elizabeth O'Keeffe voted against the resolution.

39. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

Chairperson

To comment, if relevant, on prior approval applications listed at the attached schedule.

40. VIRGIN MEDIA NETWORK EXPANSION PLANS IN NEWBURY TOWN

Members receive a presentation 'Virgin Media – Fibre to the Premises' from Mr Jarvis & Mr Gillanders, of Virgin Media. After a short discussion the chairperson thanked the gentlemen for there presentation.

Mr Jarvis & Mr Gillanders, stated that Virgin Media have a policy to replace the road surface back to the same state it was or better. However, there may be a short interim period of tempory surfacing if they have to move onto another site before more permanent surfacing can be constructed. The chairperson stated that any areas brick/stone sets surfacing must be replaced like for like and did not want to have them replaced with tarmac.

It was noted that work has already commenced on 3 roads in Newbury:

- Leonardslee Crescent
- Claremount Crescent
- Ascott Way

Members have requested information on all roads that are going to be affected throughout Newbury.

Mr Jarvis is in discussions with Caroline Edmunds, Community Services Officer to have a stall in the Market Place, allowing members of the public to find out more information regarding the proposed programme over the coming weeks.

41. SCHEDULE OF LICENSING APPLICATIONS

Councillor Jeff Beck did not take part in the vote.

It was agreed that the following observation be submitted:

- **Premises Licence (New) 17/00893/LQN – Corn Exchange – Northcroft Lane, Newbury**

Applicant: Corn Exchange

No objection.

41. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

42. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Councillors Jeff Beck, Adrian Edwards, Jeanette Clifford & Anthony Pick attended this meeting.

School on A339 was approved on the principal that it was a school.

40 Cromwell Road, Newbury, was approved, although there were some minor concerns expressed.

43. NEWBURY TOWN PLAN

The next meeting of the Town Plan Steering Group is to be held on the 26th July 2017.

Progress drafted and circulated, and summary in preparation to be discussed with the Leader.

Final report due for completion by October 2017.

44. 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 20.52 PM.

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING
19 JUNE 2017
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/01637/FULD	15 Home Mead Close Newbury for Mrs Roberts	Convert existing 4 bed dwelling into 2 no 3 bed dwellings
2	No objection	17/01438/HOUSE	Tanglewood, Andover Road, Newbury for Jeff Braham	Proposed extension and alterations
3	No objection	17/01442/HOUSE	8 Gorselands, Newbury for Mr & Mrs Crosse	The demolition of small single storey extension and the construction of new single storey extension
4	No objection	17/01733/HOUSE	8 Normay Rise, Newbury for Mr Forbes-George	Double storey side extension to replace existing conservatory
5	No objection	17/01586/HOUSE	1a Stapleton Close, Newbury for Mrs Foster-fletcher	Loft conversion incorporating a dormer construction on the rear roof slope
6	Objection/comment. 1) The unmade part of Warren Road is not suitable for heavy agricultural machinery and disruptive to local residents. This was so when the earlier temporary planning application was granted, and is more so today. 2) No hours of operation are stated. The application gives insufficient information to justify it.	17/00848/FULC	New Warren Farm, Warren Road, Newbury for Mark Norgate	Retrospective continuation of use of livestock barn as B8 storage or distribution. Continuation of use of machinery store as B2 use, both continuing after expiry of planning permission (temporary) 13/02478/FULC
7	No objection	17/01591/HOUSE	19 Amberley Close, Newbury for Mr J W James	Demolition of conservatory, conversion of garage and construction of dining room
8	Support. The proposed design is attractive.	17/01711/HOUSE	3 Castle Grove, Newbury for Mr & Mrs Siddorn	Demolition of single storey element and construction of two storey extension
9	No objection	17/01582/HOUSE	9 Westlands, Newbury for Mr T Kerstein	Demolition of existing flat roof single garage and construction of replacement pitched double roof garage.
10	No objection	17/01615/HOUSE	25 Equine Way, Newbury for Mr & Mr Pollock	Conservatory
11	No objection	17/01707/HOUSE	17 Cheriton Close, Newbury for Mr & Mrs Pointer	Two storey rear extension and conservatory and new front porch
12	No objection	17/01277/FULD	Land at Wallis Gardens, Adj West Berks Bowls Club , Pyle Hill, Newbury for West Berks Indoor Bowls Club Association Ltd	Section 73: Removal of condition 17 'code for sustainable homes' of previously approved application 14/00101/FULD : erection of 3 two storey three bedroom houses with attached garages
13	No objection. The principle of the care home is	17/01446/COMIND	Land Adjacent to Newbury RFC, Monks Lane, Newbury for	Construction of a care home and associated works

	accepted and the planning application has been well considered. Comment: 1) No amenity space is planned. Most residents on the ground floor will look out on car parks and landscaping is minimal. 2) The number of parking spaces should be carefully considered to allow for visitors, non-medical support staff, and staff changeovers.		Castleoak Care Developments	
14	No Objection	17/01312/HOUSE	92 Enborne Road, Newbury for Gordon Halley	Single storey rear extension and lean-to utility room
15	Objection/comment. The western boundary of the property is unusual and appears to have been modified to suit the extension. Objection on the grounds of loss of privacy to 91 Enborne Road.	17/01601/HOUSE	89 Enborne Road, Newbury for Mrs Genko	Two storey side and single storey rear extension. Proposed loft to connect into existing converted loft space
16	No objection	17/01643/HOUSE	8 Tudor Road, Newbury for Mr & Mrs Henley	Detached Garage
17	No objection/comment: The level of illumination should accord with WBC policy on that subject.	17/01685/ADV	113 Bartholomew Street, Newbury for Star Pubs	Erection of replacement illuminated and non-illuminated signs to the exterior of the building
18	No objection	17/01634/FUL	Unit A, B1, B2,B3 and C Hambridge Road, Newbury for Railway Pension Nominees Limited	To overspray existing external metal wall cladding to units and replacement windows
19	No objection	17/01706/LBC2	50 Northbrook Street, Newbury for Ms Maham Iftikhar	Removal of existing shop front signage, replacement with salon name in Formex
20	Objection/comments. 1) The land is zoned for commercial use and should not be reassigned for residential. 2) The site is unsuitable for residential use, because of the noise from commercial vehicles and the distance from shops, schools, and other amenities. 3) Swept paths for waste collection and adequate accommodation for bin storage have not been demonstrated. 4) The proposed parking is already assigned for other uses and has not been shown to accord with WBC	17/01421/OUTMAJ	Overbridge Square, Hambridge Lane, Newbury for Mr Dunner	Outline application for a new block of 31 flats to include 21 affordable houses and 10 open market houses. Matters to be considered: access, layout and scale

	<p>parking space policy.</p> <p>5) The proposed lift does not ascend beyond the first floor.</p> <p>6) No measures are proposed to deal with possible contaminated land.</p> <p>7) No traffic impact assessment has been included. These objections override any supposed benefit which is claimed in additional affordable housing.</p>			
21	No objection/comment. However, we note that the proposal does not accord with the applicant's earlier undertaking to residents that the area would be used as green space.	17/01444/FUL	Marketing Suite, Racecourse Road, Newbury for David Wilson Homes Southern	To retain the resin bound parking bays that run perpendicular to the access road which formally served as DWH customer parking for people visiting the Marketing Suite accessed from Stroud Green and the private gated access
22	No objection	17/01708/OUT	Land Adjacent To 7 – 8 Express Way, Newbury for Rissance	Outline planning permission for: B8 Commercial development and ancillary B1 floor space: Matters to be considered – access and layout

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/01553/PASSHE	7 Wendan Road, Newbury for James Jirgens	Singles storey rear extension: 5.55m from rear wall, 3m max. height, 2.7m eaves height