

**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; Kuldip 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 principle 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

PLANNING AND HIGHWAYS COMMITTEE MEETING

31 JULY 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	17/01815/HOUSE	42 Kiln Road, Newbury for Lucy Robinson	Construction of parking bay to front of building and formation of dropped kerb
2	CLAY HILL	17/02019/HOUSE	21 Kiln Road, Newbury for Mr & Mrs Curtis	House extension consisting of rear and side extension with reconstruction of roof to provide dormers and living accommodation
3	CLAY HILL	17/01937/HOUSE	14 Cromwell Road, Newbury for Mr Goldsworth	Single storey rear extension
4	CLAY HILL	17/01941/HOUSE	18 Orchard Close, Newbury for Mr Lawson	Proposed loft conversion which includes removing hip for a gable, rear single storey extension and internal alterations and drop kerb application
5	FALKLAND	17/01808/OUTD	Garden Land at 5 Normay Rise, Newbury for Mr & Mrs Power	Outline application for erection of four bedroom, two storey house with integral garage. Matters to be considered: Access
6	FALKLAND	17/01842/HOUSE	5 Salcombe Road, Newbury for Mr & Mrs Thurgut	Proposed single storey extension providing wet room and utility room with internal alterations to existing kitchen
7	FALKLAND	17/01890/HOUSE	42 Gorselands, Newbury for Mr & Mrs Gaur	Conservatory
8	NORTHCROFT	17/01998/FUL	18 Blenheim Road, Newbury for Mrs Finch	Loft conversion including installation of velux roof lights to front and rear elevations. Hip to gable end roof conversion
9	ST JOHNS	17/01811/FUL	The Cloisters, Monks Lane, Newbury for Priory Group	Single storey extensions to care home, new overflow car park and alterations to existing fencing
10	ST JOHNS	17/01970/HOUSE	19 Rectory Close, Newbury for Mr & Mrs Rawlins	Single storey rear extension and two storey side extensions with attic conversion and extension with internal alterations
11	ST JOHNS	17/01810/HOUSE	57A Priory Road, Newbury for Mr & Mrs Kinsman	New storage shed
12	ST JOHNS	17/02008/HOUSE	Merricot, Tydehams, Newbury for Mr & Mrs Winchester	Removal of existing porch, formation of new front extension and conversion of existing garage into new kitchen/family room with associated internal alterations, new bedroom dormer window
13	ST JOHNS	17/01560/FULD	54 Wendan Road, Newbury for Ian White	S73A. Variation of Condition 2: Approved plans; Condition 3: Materials; Condition 4: Levels; Condition 5: Surfacing; Condition 6: Cycle Storage; Condition 7: Parking area and retaining wall; Condition 8: Hard surfacing and boundary treatments; Condition 9: Landscaping; Condition 10: Drainage; Condition 11: Spoil; Condition 12: Temporary Parking; Condition 15: Code for Sustainable Homes; of approved application 14/02834/FULD

14	ST JOHNS	17/01715/FUL	Newbury Play Group Centre, Roebuts Close, Newbury for Ladybirds Pre-School	Single storey rear extension (10 sqm) and covered area
15	ST JOHNS	17/01908/HOUSE	8 Enborne Grove, Newbury for Mr & Mrs Crowther	Proposed loft conversion to create new bedrooms and shared shower room. Conversion of garage to provide larger kitchen space with utility room with new pitched roof
16	VICTORIA	17/01924/ADV	91 Northbrook Street, Newbury for TUI UK Limited	1x Non-illuminated fascia sign, 1x non-illuminated projecting sign, 1x reverse applied digitally printed graphics
17	VICTORIA	17/01928/FUL	Land To Rear Of 39 Oxford Street, Strawberry Hill House & Access House, Strawberry Hill, Newbury for We Buy Any Car Limited	Regularisation of change of use of 6 parking spaces serving adjacent offices to sui generis 'car sales'
18	VICTORIA	17/01542/HOUSE	77 Shaw Road, Newbury for Simon & Gaylene Parish	To erect a simple timber summer house at the bottom of the garden
19	VICTORIA	17/01543/LBC2	77 Shaw Road, Newbury for Simon & Gaylene Parish	To erect a simple timber summer house at the bottom of the garden
20	VICTORIA	17/01840/HOUSE	18 Denmark Road, Newbury for Mr Matthew Johnson	New build single garage
21	VICTORIA	17/01686/LBC2	113 Bartholomew Street, Newbury for Star Pubs	Erection of replacement illuminated and non-illuminated signs to the exterior of the building
22	VICTORIA	17/01773/FUL	The Hatchet, 12 Market Place, Newbury for J D Wetherspoon	Extension to the rear of the existing pub, comprising of a single storey, flat roof extension with goods and roof lantern
23	VICTORIA	17/01774/LBC2	The Hatchet, 12 Market Place, Newbury for J D Wetherspoon	Extension to the rear of the existing pub, comprising of a single storey, flat roof extension with goods and roof lantern
24	VICTORIA	17/01963/FULD	75 London Road, Newbury for Mr Rai	Change of use from house with multiple rooms accommodation to 6 self-contained flats with internal alterations, replacement of windows, repair and alteration of single storey element to rear and conversion of basement to living accommodation and associated parking
25	VICTORIA	17/01964/LBC2	75 London Road, Newbury for Mr Rai	Change of use from house with multiple rooms accommodation to 6 self-contained flats with internal alterations, replacement of windows, repair and alteration of single storey element to rear and conversion of basement to living accommodation and associated parking
26	Adjacent Parish (VICTORIA)	17/01704/RESMAJ	Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse Plc	Approval of reserved matters following outline permission 14/03109/OUTMAJ. Matters seeking consent: Landscaping

APPLICATION FOR PRIOR APPROVAL

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment** and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider,** but on-line details are available via the Application Number link.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	VICTORIA	17/01585/PACOU	Unit 4, 36 Queens Road, Newbury for A W S Communications Ltd	Application to determine if Prior Approval is required for conversion of first floor office accommodation into two one bedroom flats.

PLANNING AND HIGHWAYS COMMITTEE MEETING

31 JULY 2017

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
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	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 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. 3) We note that employees of the business park their cars alongside the site. These arrangements should be reviewed.
WBC final decision – Approved			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01405/ADV	50 Northbrook Street, Newbury for Ms Maham Iftikhar	Removal of existing shop front signage, replacement with salon name in Formex	No objection
Notification received from WBC – WITHDRAWN by applicant			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01706/LBC2	50 Northbrook Street, Newbury, Ms Maham Iftikhar	Removal of existing shop front signage, replacement with salon name in Formex	No objection
Notification received from WBC – WITHDRAWN by applicant			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01243/FULD	Land Adjacent To 12, Normay Rise, Newbury for Mrs S Southward and Mrs B Clancy	Erection of a new 2 bedroom dwelling, parking, turning and access	<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>
WBC final decision – Refused			

PLANNING AND HIGHWAYS COMMITTEE MEETING

31 JULY 2017

SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01821/FULD	1 Northbrook Street, Newbury for Delaport Investments (Henley) Limited	Change of Use from B2 office space to C3 residential dwellings. Internal alterations to create five studio style flats on first, second and third floor.	No objection/comment: Members support the observation of the Waste Officer that specific provision must be made for waste and recycling removal, and not rely on existing arrangements. As the Conservation Officer has suggested, the interior of the building should be inspected to examine possible effects on existing structures
Planning Inspectorate's decision – The appeal is Allowed (A copy of the notice will be available at the meeting)			

Important information

West Berkshire Council received a petition presented by Councillor James Fredrickson signed by some residents of Queens Road. The petition requests that Queens Road is closed to all traffic at a point just to the west of Livingstone Road as indicated by the red line on the plan below.



The proposed closure is to protect pedestrians walking from the Race Course estate along Queens Road towards the Town Centre. The footpath from the new estate directs pedestrians onto Queens Road which does not have any footway. There is also concern over the speed of vehicles travelling along the route. The petition calls for Greenham Road & Boundary Road to be used as an alternative route.

WBC have several concerns regarding this request:

1. Closing Queens Road alone will not completely address the concerns as pedestrians will still be walking along Queens Road albeit with reduced traffic.
2. Speed assessments carried out by West Berkshire Council do not indicate a speeding issue.
3. We have no means of forcing traffic onto Greenham Road and it is highly likely most will migrate to York Road increasing vehicle volumes along this route.
4. There will be an increase in traffic along Stanley Road, Railway Road and Livingstone Road as there will no longer be access from the west.
5. Removals and large vehicle deliveries to Queens Road will be problematic with vehicles needing to negotiate the alternative routes through the narrow surrounding roads.



It is very important that we collect the views of all residents to the proposal. Please let us know what you think by completing the questionnaire (below).

You can comment below and post your form to:

Traffic & Road Safety,
West Berkshire Council, Council Offices,
Market Street, Newbury, Berkshire, RG14 5LD
or e-mail: Trafficandroadsafety@westberks.gov.uk

We will need to verify your address as at this stage only comments from residents within the area will be considered (if you receive this leaflet you are in the consultation area)

Your address:

Please tick box to indicate preferred option

Option 1

Close Queens Road to through traffic as per the petition request

Option 2

Don't close Queens Road and leave the current set up as it is

Option 3

Don't close Queens Road to through traffic and assess provision of a footway along Queens Road to cater for pedestrians (will result in the loss of some parking)

Option 4

Don't close Queens Road but improve pedestrian facilities as part of the Sainsbury's link road scheme together with enhanced pedestrian facilities along Kings Road and promotion of this as a preferred pedestrian route between the racecourse development and town centre (not due until 2019)

Please enter any comments below:

Find address or place

