

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 31 JULY 2017 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Miles Evans; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang & Tony Stretton.

In Attendance

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

At the outset of the meeting the Chairman proposed and the Committee agreed, to observe a minute's silence in memory of Mr Richard Kingsley-Evans, a former member of Newbury Town Council, from 2007 to 2015

45. APOLOGIES

Councillors Adrian Edwards, Jeanette Clifford, Jo Day, Dave Goff & Andrew Steel.

46. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck 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 and Anthony Pick who are Members of West Berkshire Council Planning Committees: "I wish to make it clear that any comments I 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 I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

In considering the following application, Councillor Kuldip Singh Kang declared that he had a personal interest: **17/01842/HOUSE**

In considering the following application, Councillor Miles Evans declared that he had a personal interest and took no part in the vote: **17/01560/HOUSE**

In considering the following application, Councillor Anthony Pick declared that he had a personal interest and took no part in the vote: **17/01963/FULD & 17/01964/LBC2**

47. MINUTES

PROPOSED: Councillor Jeff Beck
SECONDED: Councillor Tony Stretton

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 10th July 2017, be approved and signed by the Chairperson.

48. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

49. MEMBERS' QUESTIONS AND PETITIONS

There were none.

50. SCHEDULE OF PLANNING APPLICATIONS

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

In considering the following applications, Councillor Tony Stretton abstained from the vote:
17/01963/FULD & 17/01964/LBC2

51. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

52. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

53. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

The information was received and noted by the Committee.

54. NEWBURY TOWN PLAN

The next meeting of the Newbury Town Plan Steering Group will be at the end of August. Several draft documents have been circulated for comment and amendment and it is aimed to present the draft Plan to the Planning & Highways Committee in October.

55. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing to discuss at this time.

56. CONSULTATION ON PETITION REQUESTING CLOSURE OF QUEENS ROAD, NEWBURY

The Committee expressed concern that the documents received did not state the number of people who had signed this petition.

The meeting noted the issues raised and considered the 4 options presented by West Berkshire District Council.

The Committee voted for 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)

The Committee also commented to the District council, as follows:

- 1) There are several routes which pedestrians can take as an alternative to Queens Road, which are well known to local residents.
- 2) Boundary Road should not be asked to take an increase in traffic.
- 3) We recommend that signage is put in place to direct pedestrians who are not familiar with the area down alternative routes to the Railway Stations and Town Centre.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20:51 PM.

CHAIRPERSON

Draft

**PLANNING AND HIGHWAYS COMMITTEE MEETING
31 JULY 2017**

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/01815/HOUSE	42 Kiln Road, Newbury for Lucy Robinson	Construction of parking bay to front of building and formation of dropped kerb
2	No objection	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	No objection	17/01937/HOUSE	14 Cromwell Road, Newbury for Mr Goldsworth	Single storey rear extension
4	No objection	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	No objection	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	No objection	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	No objection	17/01890/HOUSE	42 Gorselands, Newbury for Mr & Mrs Gaur	Conservatory
8	No objection	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	No objection/comments: 1) We are concerned with regard to the additional traffic that would be generated onto Monks Lane, given the traffic to be expected from the Sandleford development. 2) The extension will overlay the present site of bin stores. There is no indication where the bin stores will be relocated to.	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	No objection	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	No objection/ comment: The shed's roof material should be that of the	17/01810/HOUSE	57A Priory Road, Newbury for Mr & Mrs Kinsman	New storage shed

	existing house or be compatible with it.			
12	No objection	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	No objection	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	No objection	17/01715/FUL	Newbury Play Group Centre, Roebuts Close, Newbury for Ladybirds Pre-School	Single storey rear extension (10 sqm) and covered area
15	No objection.	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	No objection	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	Objection/comments: This retrospective application appears identical to the withdrawn application 17/01133, and our objections are therefore the same: 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 hours. If the application is recommended for approval, we	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'

	request the following conditions: 1) Business operation should be confined to normal office hours, not those stated in the application. There should be no activity on Sundays and Bank Holidays. 2) Car transporters used to remove broken-down vehicles should be limited to one capable of carrying no more than one car.			
18	No objection	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	No objection	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	No objection/comment. The Committee noted information supplied by the applicant on the materials of the proposed garage, namely brick and block walls with wooden cladding, reconstituted slate roof, and timber doors.	17/01840/HOUSE	18 Denmark Road, Newbury for Mr Matthew Johnson	New build single garage
21	No objection	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	No objection	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	No objection	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	Support/comment: A well designed proposal. We are pleased at this application to renovate this building and restore it to a viable use, being part of a historic terrace which adds character to London Road.	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	Support/comment: A well designed proposal. We are pleased at this application to renovate this building and restore it to a viable use, being part of a historic terrace which adds character to London Road.	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	No objection	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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection/comment: This part of Queens Road is now entirely occupied by offices. We do not agree with the conversion of office space to residential use, thereby losing commercial space which is needed for the attraction of new businesses to Newbury and the growth of existing businesses.	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.