

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 21 AUGUST 2017 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Dave Goff; Elizabeth O’Keeffe; Anthony Pick (Chairperson) & Kuldip Singh Kang.

In Attendance

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

57. APOLOGIES

Councillors Miles Evans, John Gardner, Andrew Steel & Tony Stretton.

58. DECLARATIONS OF INTEREST

The Chief Executive Officer 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 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 Committee and Jeanette Clifford who is a Substitute Member of West Berkshire Council Planning Committee: "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 Jo Day declared that she knew the applicant: **17/01824/HOUSE**

In considering the following application, Councillor Jeff Beck declared that he had a prejudicial interest and took no part in the vote: **17/02077/ADV**

59. MINUTES

PROPOSED: Councillor Elizabeth O’Keeffe

SECONDED: Councillor Jeff Beck

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

60. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

61. MEMBERS' QUESTIONS AND PETITIONS

There were none.

62. SCHEDULE OF PLANNING APPLICATIONS

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

63. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

64. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

It was agreed that the CEO is to write to WBDC regarding 17/00848/FULC to enquire what weight was given to the Town Council's comments when reaching this decision.

65. DENDRO-DATING OF WEAVERS COTTAGES

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

RESOLVED: That the Committee approves expenditure from the Heritage Working Group Reserves of £990 for the dendro-dating of Weavers Cottages.

66. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

The information was received and noted by the Committee.

Development north of Pinchington Lane, application was approved.

67. NEWBURY TOWN PLAN

The next Town Plan steering group meeting is scheduled for 30th August 2017.

The draft of 5 or 6 different sections have been circulated for comment including the summary and introduction. Any outstanding reports to be given in by the end of this week for consideration at the meeting on 30 August.

68. SANDLEFORD PARK WORKING GROUP – UPDATE

The Committee noted the extension to decision deadline was now agreed to be 18th December 2017.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.47 PM.

CHAIRPERSON

**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	17/01821/HOUSE	76 Kiln Road, Newbury for Mr & Mrs Flitter	Rear single storey extension to form garden room
2	Objection/comment. Newbury Business Park is zoned for commercial purposes in the WBC Core Strategy. Approval of conversion to residential purposes would undermine that zoning policy and provide a very bad precedent for other buildings in the business park. We have previously objected strongly on the same grounds to the exercise by the applicant of Permitted Development Rights on the site. Other objections are that the environment of commercial traffic would be unsafe for children, there is no plan for cycle storage, and no swept path has been laid out for refuse collection.	17/01886/FULD	Nexus House, Lambourn House and Derby House Newbury Business Park London Road, Newbury for Stonegate Lane and Property	Proposed external alterations to facilitate the conversion of Lambourn House, Derby House and Nexus House into 129 x 1 bed flats
3	No objection/comment. We note that the application does not state what D2 use is intended, but we have been informed verbally that it is a fitness centre. We do not object in principle, but suggest that enquiries should be made on the intended clientele and the parking arrangements. If the clientele is only from the local industrial estate, there will not be a parking problem. If the clientele is broader, it must be shown that sufficient parking will be provided.	17/02199/FUL	Unit 3, Turnpike Industrial Estate, Turnpike Road, Newbury for Grant Dedden	Change of use from B2 to mixed use B2 and D2
4	No objection	17/02052/HOUSE	14 Montgomery Road, Newbury for Matthew James	S73a. Removal of Condition 4: Vehicle Parking; of approved application 01/02313/HOUSE (Two storey extension and conservatory)

5	No objection	17/02055/HOUSE	19 Chiltern Close Newbury for Mr & Mrs Naylor	First floor side extension, single storey rear extension, partial enclosure of existing car port, alterations to driveway and associated works
6	No objection	17/02058/HOUSE	17 Kingsland Grange Newbury for Mr & Mrs Kirkby	Single storey side extension
7	No objection	17/02082/HOUSE	5 Essex Street Newbury for Colin Eldridge	Demolition of a single storey extension and replace with a new single storey extension
8	No objection	17/02139/HOUSE	4 Holborne Close, Newbury for Mr & Mrs Elliot	Addition of front porch, replacement of side canopy with lean to roof, extending existing roof line addition of pitched roof over garage and new terrace
9	Mixed comment. No objection to the attic conversion and extension, on condition that the house will continued to be dwelling for a single family. Objection to the summer house in the rear garden, as it will not leave sufficient amenity space.	17/02281/HOUSE	7 Holborne Close, Newbury for Mr Ross	Conversion of existing attic into two bedrooms and addition of two storey side extension to create a 1 bedroom annexe, additional off street parking and widening access, addition of summer house and sheds to rear garden area
10	No objection	17/02264/HOUSE	11 Battle Road Newbury for Mr & Mrs McCormark	Demolition of single storey extension/conservatory and the construction of a new single storey extension
11	No objection	17/02248/HOUSE	17 Normay Rise Newbury for Mr Bagshaw	Erection of side extension above existing garage and single storey rear extension, addition of roof to existing reception with internal alterations and materials to exterior and new rear terrace
12	Objection/comment: It has not been shown that the proposed accommodation would be of acceptable standard. In particular, the flats do not seem to have been provided with kitchens. There is also no comment from Highways on parking.	17/02087/FULD	48 Bartholomew Street, Newbury for Zinar Demeni	Extend kitchen area to provide additional rooms and demolish previous extension. Alter entrance to the cellar via concrete stairs and introduce new concrete stairs to replace it. At the front of the shop, the service and seating would increase due to our proposal of the removal of the timber staircase. Change of use for first floor from bar with seating area, into one bed flat, a second one bed flat to be proposed partially on the first floor and occupies the entire second floor. Dormer roof construction
13	Objection: It has not been shown that the proposed accommodation would be of acceptable standard. In particular, the flats do not seem to have been provided with kitchens. There is also no comment from Highways on parking.	17/02088/LBC2	48 Bartholomew Street, Newbury for Zinar Demeni	Extend kitchen area to provide additional rooms and demolish previous extension. Alter entrance to the cellar via concrete stairs and introduce new concrete stairs to replace it. At the front of the shop, the service and seating would increase due to our proposal of the removal of the timber staircase. Change of use for first floor from bar

				with seating area, into one bed flat, a second one bed flat to be proposed partially on the first floor and occupies the entire second floor. Dormer roof construction
14	Objection/comment. Inadequate parking for the expected additional vehicles	17/01934/HOUSE	15 Blenheim Road, Newbury for Natalie Smith	Two storey side extension
15	No objection	17/01824/HOUSE	51 Cherry Close, Newbury for Steve Allen	Single storey rear extension and flat roof dormer to second floor
16	No objection, subject to the conditions stated by the Tree Officer	17/02098/HOUSE	71 Andover Road, Newbury for Lindsey Yorston	Single storey side and rear extension to existing dwelling house
17	No objection	17/02063/HOUSE	139 Andover Road, Newbury for Ian Oliver	Erection of a front porch, garage conversion, second storey side extension, two storey rear extension, single storey rear extension, roof extension to the rear and relocate the existing oak structure in the garden
18	No objection, on condition that adequate parking spaces are provided	17/02045/HOUSE	47 Enborne Grove Newbury for Mr Murkett	Conversion of attic space into bedroom and en-suite
19	No comment. We were unable to access the planning documents on the WBC web site	17/01932/HOUSE	53 Paddock Road Newbury for Mr Chester & Ms Bowen	Proposed single storey rear extension, alterations to existing window apertures and change of materials to existing
20	No objection, on condition that adequate parking spaces are provided.	17/02154/HOUSE	61 Chandos Road Newbury for Mr & Mrs Green	Proposed single storey and two storey rear and side extension with internal alterations. Two dormer windows to front elevation including demolition of outbuildings
21	No objection in principle. Comments: 1) The "minimal external changes proposed to the existing building" cannot mean that the present glass shop front is retained. It must be replaced by a brick frontage which is in keeping with the existing building. 2) A noise survey should be undertaken and suitable noise abatement measures adopted. 3) The right of way to the proposed flats should be verified.	17/01760/FULD	4 Cheap Street Newbury for Mr Khajek Tavi	Conversion of 4 Cheap Street to 3 flats, roof extension on the second floor to the rear with a balcony and a second floor window to the front elevation
22	No comment, because of a prejudicial conflict of interest	17/02065/FUL	Footpath at Front Of 25 Northbrook Street, Newbury for Newbury Town Council	To move two metal bike racks and locate a permanent life-size 2.35m high bronze statue of John Winchcombe II with a 51cm plinth made of Portland stone with carved inscription, covering an area of 1.15x1.15m

23	Objection. No arrangements are stated for parking, a turning circle for vehicles, or disposal of waste water. We note that this application is retrospective.	17/02150/FUL	Land North Of Freemans Yard, Bone Lane, Newbury for Mr N Toto	Car wash and valeting with canopy for drying
24	No objection, provided that the proposed sign is not on or close to Highways land.	17/01748/ADV	Plenty Close, Hambridge Road, Newbury for Canmoor Developments	Proposed freestanding directory sign
25	No objection	17/02112/LBC2	31 Shaw Road, Newbury for Thomas Malton	Installation of French doors to replace existing window at rear of the house. Removal of existing (modern) studwork infill and creation of a new opening between existing dining room and back stair lobby. Blocking in of existing doorway to dining room. Installations of new kitchen fittings etc.
26	No objection	17/02077/ADV	4 Market Place, Newbury for Corn Exchange Trust	Vinyl's to be applied to inside of windows indicating activities in The Corn Exchange
27	No objection, on condition that agreement is reached with the Tree Officer on tree planting and landscaping. We recommend consulting with the Town Council on the proposed public art.	17/01892/RESMAJ	115 London Road And Part Of Merchant Court, Kelvin Road, Newbury for Ressance Land Limited	Approval of reserved matters following outline planning permission 16/00924/OUTMAJ (Development of 35 apartments containing a mixture of 1, 2 and 3 bedrooms and 1,700sqm B1 Office Space. Matters to be considered: Access, Layout and Scale). Matters to be considered: Appearance and Landscaping
28	No objection, on condition that: 1) The arrangements to protect and record archaeology on the site are acceptable to the Archaeology Officer; 2) Suitable traffic control is constructed at the Bath Road entrance to the site, taking account of the curvature and slope of the road at that point and the speed and volume of traffic.	17/02092/OUTMAJ	Land at Covered Reservoir, Bath Road, Speen, Newbury for Sir Richard Sutton Ltd	Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land
29	No objection, on condition that: 1) The arrangements to protect and record archaeology on the site are acceptable to the Archaeology Officer; 2) Suitable traffic control is constructed at the Bath Road entrance to the site, taking account of the curvature and slope of the road at that point and the speed and volume of traffic.	17/02093/OUTMAJ	Land Off Lambourn Road, Speen, Newbury for Sir Richard Sutton Ltd	Outline planning application for up to 14 dwellings and associated works - all matters reserved except access

30	No objection	17/01987/HOUSE	4 Pyle Hill, Newbury for Paul Hutchins	Section 73A: Variation of Condition 2 - Approved plans, of planning permission reference 17/00145/HOUSE (Single storey rear extension and modifications to front elevation to incorporate bicycle store). Amendments to existing drawings (bay window) and to proposed store.
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