



15 August 2017

To: The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick; Kuldip Singh Kang; Andrew Steel; Tony Stretton.

Substitutes: Lynne Doherty; James Fredrickson; David Fish; Sarah Greenall; Julian Swift-Hook; Martha Vickers.

Also: All Members of the Town Council for information.

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 21 August 2017 at 7.30 pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

THE PLANS WILL BE AVAILABLE FOR COUNCIL MEMBERS TO VIEW FROM 6.30 PM
(MEMBERS OF THE PUBLIC CAN VIEW THE PLANS FROM 7.00 PM)

1. Apologies

Chief Executive Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 31 July 2017 (already circulated). (Appendix 1)

4. Questions and Petitions from Members of the Public

Chairperson

5. Members' Questions and Petitions

Chairperson

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6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule for which there are members of the public present.

7. Schedule of Planning Decisions (Appendix 3)

Chairperson

To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

8. Dendro-dating of Weavers Cottages

Chairperson

To authorise expenditure from the Heritage Working Group Reserves of £990 for the dendro-dating of Weavers Cottages.

9. Update from The Western Area Planning Committee

Chairperson

To receive an update on any relevant business from the Western Area Planning Committee.

10. Newbury Town Plan

Chairperson

To update the Committee on the progress of the Newbury Town Plan.

11. Sandleford Park Working Group – Update

Chairperson

To receive an update on any relevant information.

If you would like a paper copy or large print copy of this agenda please request this from the Reception Desk at the Town Hall

**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

**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 Sandford 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	<p>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.</p>	<p>17/01585/PACOU</p>	<p>Unit 4, 36 Queens Road, Newbury for A W S Communications Ltd</p>	<p>Application to determine if Prior Approval is required for conversion of first floor office accommodation into two one bedroom flats.</p>

PLANNING AND HIGHWAYS COMMITTEE MEETING

21 AUGUST 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	17/01821/HOUSE	76 Kiln Road, Newbury for Mr & Mrs Flitter	Rear single storey extension to form garden room
2	CLAY HILL	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	CLAYHILL	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	FALKLAND	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	FALKLAND	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	FALKLAND	17/02058/HOUSE	17 Kingsland Grange Newbury for Mr & Mrs Kirkby	Single storey side extension
7	FALKLAND	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	FALKLAND	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	FALKLAND	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	FALKLAND	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	FALKLAND	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	FALKLAND	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	FALKLAND	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	NORTHCROFT	17/01934/HOUSE	15 Blenheim Road, Newbury for Natalie Smith	Two storey side extension
15	NORTHCROFT	17/01824/HOUSE	51 Cherry Close, Newbury for Steve Allen	Single storey rear extension and flat roof dormer to second floor
16	ST JOHNS	17/02098/HOUSE	71 Andover Road, Newbury for Lindsey Yorston	Single storey side and rear extension to existing dwelling house
17	ST JOHNS	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	ST JOHNS	17/02045/HOUSE	47 Enborne Grove Newbury for Mr Murkett	Conversion of attic space into bedroom and en-suite
19	ST JOHNS	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	ST JOHNS	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	VICTORIA	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	VICTORIA	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	VICTORIA	17/02150/FUL	Land North Of Freemans Yard, Bone Lane, Newbury for Mr N Toto	Car wash and valeting with canopy for drying
24	VICTORIA	17/01748/ADV	Plenty Close, Hambridge Road, Newbury for Canmoor Developments	Proposed freestanding directory sign

25	VICTORIA	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	VICTORIA	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	VICTORIA	17/01892/RESMAJ	115 London Road And Part Of Merchant Court, Kelvin Road, Newbury for Rissance 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	Adjacent Parish (BRUMMELL GROVE)	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	Adjacent Parish (BRUMMELL GROVE)	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	Adjacent Parish (PYLE HILL)	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.

PLANNING AND HIGHWAYS COMMITTEE MEETING

21 AUGUST 2017

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/00848/FULC	New Warren Farm, Warren Road, Newbury for Mark Norgate	Retrospective continuation of use of livestock barn and machinery store as B8 storage or distribution, both continuing after expiry of planning permission (temporary) 13/02478/FULC.	Objection: 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. No hours of operation are stated. The application gives insufficient information to justify it.
WBC final decision – Approved Retrospective			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/03557/HOUSE	49 Conifer Crest, Newbury for Mr & Mrs P Leonard	Approval of details reserved by Condition 2: Materials as specified of planning permission 16/03557/HOUSE: Proposed single storey front extension and alterations	No objection
Notification received from WBC – WITHDRAWN by applicant			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01416/FULD	1 Northbrook Street, Newbury for Stuart Judd	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 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
Notification received from WBC – WITHDRAWN by applicant			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01643/HOUSE	8 Tudor Road, Newbury for Mr & Mrs M Henley	Detached garage	No objection
WBC final decision – Refused			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/00139/LBC	112 Shaw Road, Newbury for Mr Sami Gabriel	Demolition of extensions to the rear of property and erection of new two storey extension. Demolition of existing Nissan workshop and replacement with single storey workshop	Objection that the identified 17/18 century roof should be retained
WBC final decision – Approved			