

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 11 SEPTEMBER 2017 AT 7.30PM.**

PRESENT

Councillors Jeanette Clifford; Jo Day; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang & Tony Stretton

In Attendance

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

69. APOLOGIES

Councillors Jeff Beck, Miles Evans & Andrew Steel.

70. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors 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 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 Dave Goff declared that he knew the applicants and took no part in the vote: **17/01137/LBC2**.

71. MINUTES

PROPOSED: Councillor Dave Goff

SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 21 August 2017, be approved and signed by the Chairperson.

72. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

73. MEMBERS' QUESTIONS AND PETITIONS

Councillor Elizabeth O'Keeffe asked the following question:

“Newbury like many of our old towns in our relatively small country has difficulty in creating road networks that can cope with 21st century traffic demands.

I have become increasingly concerned about the increased volume of traffic that needs to pass from the Northcroft Lane area up Strawberry Hill to join the road network. We are looking at further applications tonight that add more traffic.

How can we as NTC P&H influence any solution to ease the flow and facilitate movement onto the wider town network, especially at peak times?”

The Chairperson responded as follows:

“As a statutory consultee in the planning process, we make our views known to the planning authority on every case that comes before us. We advise them whenever we feel that development proposals are likely to cause traffic problems. Our work on the Town Plan has identified some of these issues and will propose solutions or investigations which will help the town to cope with anticipated traffic levels over the next 20 years”.

Councillor Elizabeth O’Keeffe asked the following supplementary question:

“One of the issues is the amount of traffic that has to cross into or filter into traffic from 5 junctions and 6 car parks in that area which implement the multi-storey. Also currently 12 blocks of flats, Northcroft Park Estate, leisure centre, 2 nurseries, doctors surgery, West Berkshire Council Offices and the old Bayer block when it reopens. Could the West Berkshire Council Traffic Officer perhaps look at the volume of traffic and see if he can identify the junction changes that might be appropriate. We as councillors have a responsibility to all residents especially the ones living in that area to make life as comfort as possible?”

The Chairperson responded as follows:

“Thank you, I will make sure the suggestion is forwarded to the appropriate quarter”.

74. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor Adrian Edwards objected on the vote in relation to case no. 16, ref. no. **17/02434/FUL**, Change of use of vacant A1 retail unit to A4 bar/restaurant. 143 – 145 Bartholomew Street, Newbury.

75. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

76. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

77. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence (New) – Wau, 49 Cheap Street, Newbury.**

Applicant: Mr Adrian Peter Wiley

No objection

78. REVIEW OF THE COUNCIL'S STRATEGY

The meeting considered proposals from recommendation to the Strategy Working Group and agreed the following:

- Lobby the Local Planning Authority as appropriate on issues of importance for the wellbeing and prosperity of the people of Newbury
- Encourage owners of obsolete and derelict sites to regenerate and renovate their properties
- Urge BT to improve the appearance of the BT tower in the Town Centre and work with any other interested parties who can make this happen
- Work with partners to make Newbury "arrival points" (Junction 13, Tesco roundabout, rail station, bus terminal, car parks, etc.) which will impress our visitors
- Add a chapter to the Town Design Statement addressing The Canal Corridor
- To work with partners and stakeholders to establish a Newbury Development Trust to bring together the important stakeholders who can deliver the objectives of the Newbury Town Plan
- Work with West Berkshire District Council and Hampshire County Council to consider proposals to divert through traffic to the A34, thereby reducing traffic and congestion on the A339
- Work with West Berkshire District Council to encourage / support the wider use of electric cars, and to advance this, a programme of installing electric vehicle charging points should be put in place.
- To introduce lower parking charges for low emission and electric vehicles
- Promote and provide signage and footpaths for walking and cycling routes to and from the Town Centre and local schools
- Deliver a Tree planting programme to support the aims of the Newbury Town Design Statement
- Agree a co-operation plan with coach operators who bring visitors to the Town (Newbury is a frequent stopping place for coach drivers because of its central position on the national coach network, and we should encourage close relationships with operators)
- Explore with West Berkshire District Council options to fully pedestrianise Market Place.

Observations were made which will be considered by the Strategy Working Group at its forthcoming meeting.

79. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

The information was received and noted by the Committee.

5 Normay Rise, Newbury. Application was refused at Western Area Planning, the application is now going to the District Planning Committee to be considered.

80. NEWBURY TOWN PLAN

The broad outline of 8 sections were agreed at the Steering Group meeting on 30 August. An executive summary is being drafted, to be submitted for approval at the next meeting of the Steering Group.

The 8 sections are the:

Overview,
Future of Newbury,
The Character of Newbury,
Newbury Business,
Newbury Leisure, Tourism and Culture,
Newbury Transport,
Newbury Education
Newbury Environment.

Report received from Councillor O'Keeffe – faith groups.

Report received from Councillor Vickers – health and wellbeing.

The next Town Plan steering group meeting is scheduled for 20th August 2017.

81. 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 20.49 PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
11 SEPTEMBER 2017**

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/02155/HOUSE	85 Digby Road, Newbury for Jamie Trim	Rear single storey extension to provide replacement kitchen. Internal alterations to form ground floor bedroom
2	No objection	17/02445/FULD	Land North Of Ham Mill Cottage, London Road, Newbury for Millwaters Trust	S73. Variation of Condition 2: Approved Plans; of approved application 17/01027/FULD [S73 Application for a single dwelling and associated works (Revision to planning permission 14/00612 for the erection of a single family dwelling house)].
3	No objection	17/02465/HOUSE	42 Gorselands, Newbury for Mr & Mrs Gruar	Conservatory
4	No objection	17/02339/HOUSE	5 Berkeley Road, Newbury for James & Maxine Potter	Small single storey extension to the rear of the property. The extension will house a utility and WC
5	No objection	17/02442/HOUSE	107 Craven Road, Newbury for Caroline Atkin	A single storey rear extension
6	No objection	17/01925/HOUSE	2 Maple Crescent, Newbury for Mr & Mrs Munro	New two storey extension
7	No objection	17/02351/HOUSE	40 Howard Road, Newbury for Mr & Mrs Timothy Davies	Single storey rear extension
8	No objection, subject to two conditions: 1) The materials, including the brick bond, colour of bricks, and roofing material, must exactly match the adjoining houses in the terrace. 2) The Highways Officer is satisfied on the parking arrangements.	17/02298/FULD	Land Adjacent to 9 Hampton Road, Newbury for SC and EL Woodhead	Erection of one bedroom end terrace with associated landscaping and private amenity space
9	No objection	17/02419/HOUSE	42 Monks Lane, Newbury for Mr Smith	Proposed two storey side extension
10	No objection	17/02319/HOUSE	3 Doveton Way, Newbury for Miss S Moseley & Mr Devereux	Demolish existing conservatory and replace with single storey rear extension
11	No objection/comment: However, two matters remain to be resolved: 1) The parking spaces assigned to the flats need to be clearly distinguished from those for the café.	17/02287/FULD	86 Northbrook Street, Newbury for Trustees Of Sir Thomas White's Charity	Conversion of rear first floor and first and second floor of Grade II listed building from B1 office to 4 no. two bed apartments

	2) The waste disposal arrangements for the flats need to be clearly distinguished from those for the café.			
12	No objection/comment: However, two matters remain to be resolved: 1) The parking spaces assigned to the flats need to be clearly distinguished from those for the café. 2) The waste disposal arrangements for the flats need to be clearly distinguished from those for the café.	17/02288/LBC2	86 Northbrook Street, Newbury for Trustees Of Sir Thomas White's Charity	Conversion of rear first floor and first and second floor of Grade II listed building from B1 office to 4 no. two bed apartments
13	No objection	17/01939/LBC2	30 Market Place, Newbury for RBS / NATWEST	RBS are proposing to install new cisco wireless access points within the branch to provide access to wireless Internet within the site
14	No objection/comment: Since the original consent 14/00146 was given, the traffic demands on Strawberry Hill have increased, resulting in significant peak time queuing at the junction with Old Bath Road. We recommend that the traffic pattern in that area be reassessed to see whether junction improvements are required.	17/01999/RESMAJ	Land To The Rear Of 1 - 15 The Broadway, Newbury for Praxis Real Estate Management Ltd	Approval of reserved matters following outline permission 14/00146/OUTMAJ - Outline Application: Development of 72 Flats. Matters seeking consent: Landscaping
15	No objection	17/02193/FUL	87 - 89 Northbrook Street, Newbury for Bank of Ireland	Installation of Bank of Ireland ATM with reflective advertising collar surround. ATM to be installed RHS of front elevation when viewed from street in a POD
16	No objection	17/02434/FUL	143 - 145 Bartholomew Street, Newbury for H.I.G Luxembourg Holdings 77 Sarl	Change of use of vacant A1 retail unit to A4 bar/restaurant
17	Objection/comment. 1) Lack of clarity on the parking spaces and access rights, which have been legally questioned. 2) Overlooking from the house's bow window onto High House. 3) Inadequate and unclear arrangements for waste disposal for the flats. 4) We consider that this development application should not be considered separately from the not yet submitted LBC application, which may raise	17/02166/FULD	39 Oxford Street, Newbury for Trustees Of Festival House Business Centre Pension Fund	Change of use of existing building in office use to residential use (4 no. 2 bed flats).

	conservation issues relevant to the development.			
18	No objection, on two conditions: 1) The external painting is carried out between the hours of 10.00 to 17.00, so as not to interfere with passing traffic. 2) The "A" board illustrated in the proposed colour elevation is excluded from the planning consent. The pavement at that point is too narrow for an "A" board, and in general, "A" boards should not be approved through planning applications.	17/02443/LBC2	1 Northbrook Street, Newbury for West Cornwall Pasty Co	An external re-decoration and new signage (replacement like for like). Small internal modifications to the counter and equipment changes. Re-decoration throughout the interior by way of painting only. New signage internally like for like. An addition of a 49 inch portrait POS screen to the interior window facing the street
19	This application was not considered because of a prejudicial conflict of interest.	17/02332/LBC2	The Old Town Hall, Market Place, Newbury for Newbury Town Council	Erection of 300mm x 400mm blue 'Visitor Information' sign affixed to the Town Hall, Market Place. The sign is currently on the Mark Place Side of the Town Hall but needs to be moved to the main reception of the Newbury town Council on Mansion House Street
20	This application was not considered because of a prejudicial conflict of interest.	17/02308/ADV	The Old Town Hall, Market Place, Newbury for Newbury Town Council	1 x Visitor Information sign
21	Objection/comment. A wooden dormer window should be installed. Listed buildings should be repaired only with traditional materials.	17/01137/LBC2	4 St Marys Place, Newbury for Graham Wilks	Replacement of wooden dormer window at rear of second floor attic bedroom with PVC-u equivalent
22	No objection	17/02312/RESMAJ	Newbury Racecourse, The Racecourse Newbury for Newbury Racecourse	Approval of reserved matters following Outline Permission 14/03109/OUTMAJ . Matters seeking consent: Appearance and Layout. Amendments to Pall Mall and Royal Box

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection. This application raises significant issues which can only be addressed through a planning application.</p> <p>1) 27 flats will raise significant traffic issues at a site so close to the Robin Hood roundabout.</p> <p>2) The large window at the rear of the property will overlook neighbours. This was not a problem when the building was used for offices, but will be so when it is converted to flats.</p> <p>3) The neighbours are rightly concerned with potential noise and light pollution, which should be reviewed.</p>	17/02307/PACOU	78 London Road, Newbury for Wallwork Sturmer LLP	Application to determine if Prior Approval is required for the Change of Use of offices (B1a) to 27 studio apartments