

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
MONDAY 02 OCTOBER 2017 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jo Day; Adrian Edwards; 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

**82. APOLOGIES**

Councillors Jeanette Clifford, Dave Goff & Andrew Steel.

**83. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards 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: "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 John Gardner declared that he had a prejudicial interest and took no part in the vote: **17/01949/FULEXT.**

In considering the following application, Councillor Adrian Edwards declared that he had a prejudicial interest and took no part in the vote: **17/02471/FUL.**

In considering the following application, Councillor Kuldip Singh Kang declared that he had a personal interest and took no part in the vote: **17/02581/FULD.**

In considering the following application, Councillor Anthony Pick declared that he had met the neighbours: **17/02524/FULEXT.**

In considering the following application, Councillors Jeff Beck, Adrian Edwards & Anthony Pick declared that they had a prejudicial interest and took no part in the vote: **17/02551/FULD.**

**84. MINUTES**

**PROPOSED:** Councillor Adrian Edwards

**SECONDED:** Councillor Tony Stretton

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 11 September 2017, be approved and signed by the Chairperson.

**85. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**86. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**87. SCHEDULE OF PLANNING APPLICATIONS**

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

Councillor Adrian Edwards abstained from the vote in relation to case no. 5, ref. no. **17/02588/HOUSE.**

**88. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**89. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

The Committee has expressed disappointment that the Case officer did not adequately address the concerns expressed by the Council re ref: 17/01928/FUL, and requested the CEO to write to the Case Officer and West Berkshire Council.

**90. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

The information was received and noted by the Committee.

**91. NEWBURY TOWN PLAN**

The Steering Group continue to make progress on the draft of the town plan and it is an ongoing process.

The Committee recorded its thanks to Councillor Anthony Pick of all the work he has put in to Newbury Town Plan.

The next Town Plan Steering Group meeting is scheduled for 18th October 2017.

**92. SANDLEFORD PARK WORKING GROUP – UPDATE**

There was nothing to discuss at this time.

**93. West Berkshire Council - Winter Service Plan**

The Committee had no problem with the West Berkshire Council Winter Service Plan.

**94. PUBLIC LIABILITY INSURANCE – SPEED INDICATOR DEVICE (SID) TRAINING**

The Committee considered if the Council wished to train Councillors or volunteers to operate SID within the boundaries of their area, in order to support local residents complaints for speeding and West Berkshire's Road Safety Programmes.

It was noted that the Council's insurers had confirmed that Public Liability cover for members and Officers engaged in such activity would be available at no extra cost under the council's current PL policy.

**PROPOSED:** Councillor Anthony Pick  
**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** That the Council support local residents complaints for speeding and West Berkshire's Road Safety Programmes by allowing Councillors to train to operate SID's and to operate them within the Town Council's boundaries.

The request for Volunteers be deferred to a later date, after questions have been referred to the insurance company for clarification.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.46 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/comment: The principle of the application is supported and Crimson Heat is a reputable organisation. As the Highways Officer has pointed out, the application lacks information on how the conversion to a gym will be carried out and how and when the children will be transported to and from it. The unit is at the end of a narrow road. The Committee expressed concerns that given the location of the proposed operation, that child safety should be addressed and recommended that any permission should be for 3 years so that the operation of the facility could then be reviewed. We hope that these questions can be satisfactorily answered	<a href="#">17/02594/FUL</a>	Unit 14, Turnpike Industrial Estate, Turnpike Road, Newbury for Mr Ayckbourn	Change of use - B2 general industrial to D2 assembly and leisure
2	No objection	<a href="#">17/02471/FUL</a>	St Bartholomew's School, Andover Road, Newbury for St Bartholomew's School	Proposed erection of a single storey front extension on existing hard standing, and minor internal alteration to existing school building
3	Application was withdrawn by applicant so not considered	<a href="#">17/02581/FULD</a>	40 Fifth Road, Newbury for Manjit Kang	Convert existing four bedroom house into two 2 bed houses including dropped kerb, demolish existing garage to provide two storey extension of second house, make space for parking one car each at front of house
4	No objection	<a href="#">17/02492/HOUSE</a>	66 Bartlemy Road, Newbury for Kate Fraser	Single storey side extension
5	No objection	<a href="#">17/02588/HOUSE</a>	33 Bartlemy Close, Newbury for Mr C Rawlings	Section 73 - Variation of condition (2) Approved Plans of planning permission <a href="#">16/00869/HOUSE</a>
6	No objection	<a href="#">17/02626/HOUSE</a>	19 Bartlemy Close, Newbury for Nick Collins	Rear single storey extension with internal re-arrangement and loft conversion
7	No objection, on condition that: 1) The parking and turning arrangement are as set out in the	<a href="#">17/02575/HOUSE</a>	6 Lisle Close, Newbury for Mr & Mrs Hanafin	Conversion of garage to accommodation for elderly relative.

	plans. 2) A condition is imposed that the accommodation cannot become a separate residence from the main house.			
8	No objection/comment: 1) It appears to us that the technical note supplied by the applicant adequately addresses the concerns identified by the Highways Officer. 2) The concerns over the retaining wall marking the boundary with 6A Croft Lane should however be addressed.	<a href="#">17/02533/OUTD</a>	Land Adjacent To 4 Croft Lane, Newbury for Mr Barton	Outline application for erection of a single dwelling. Matters for consideration – all matters reserved.
9	No objection	<a href="#">17/02207/HOUSE</a>	6 Arthur Road, Newbury for Paul Hatchwell	To erect a 3 x 3m octagonal summerhouse in the back garden to the rear of the garage
10	No objection	<a href="#">17/02621/HOUSE</a>	3 Meadow Road, Newbury for Mr & Mrs Matt Bowler	Proposed single storey rear extension
11	Objection/comment: We do not agree with the removal of the parking space assigned under planning consent 17/01392, which should be retained for off-road parking for the already approved flats. It appears that any further flats on the site would be an overdevelopment	<a href="#">17/02503/FULD</a>	55 - 56 Cheap Street, (Units 55A-56A, 55/56B) Newbury for Erica McClenaghan	Convert top floor unit 55/56B to 2 Bed flat. Unit 55A convert to 1Bed flat. Unit 56A convert to bedsit
12	No objection	<a href="#">17/01949/FULEXT</a>	11-17 and Land To The Side Of Mill Lane, Newbury for The Charity of Mrs Mable Luke	Section 73A: Removal of Condition 3 Codesh, of planning permission reference <a href="#">15/00170/FULEXT</a> (Demolition of existing four Almshouses and the erection of 16 No. one and two bedroom affordable flats together with associated external works)
13	Objection/comment. 1) The proposed balcony on the second floor will overlook adjoining properties. 2) No parking spaces are included in the application, contrary to West Berkshire Council policy. 3) No arrangements are proposed to insulate the flats against noise from the adjoining well-established Conservative Club. The reasonable activities of this social club should be	<a href="#">17/02551/FULD</a>	4 Cheap Street, Newbury for Khajek Tavi	The conversion of 4 Cheap Street to 3 flats and a roof extension on the second floor to the rear with a balcony and a 2nd floor window to the front elevation.

	<p>at risk from later complaints from the flat occupants.</p> <p>4) Note will no doubt be taken of the Conservative Club's claim that the application includes premises which are within the freehold possession of the Club</p>			
14	<p>Objection.</p> <p>1) Loss of green space in the Newbury-Greenham gap.</p> <p>2) The application will be an overdevelopment of the site, with too many houses.</p> <p>3) The road network will not be able to take the additional traffic, in addition to that expected from the Racecourse development.</p> <p>4) The surface water drainage arrangements will not be adequate.</p>	<a href="#">17/02524/FULEXT</a>	Land West Of New Road North Of Pyle Hill, Newbury for Rivar Ltd	Erection of 36 dwellings, roads, ancillary structures, amenity open space and landscaping , with access to New Road

**APPLICATION FOR PRIOR APPROVAL**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment. The Town Council remains fundamentally opposed to the conversion of office accommodation to residential in Overbridge Square, as on other trading estates. Meaningful planning is not possible if the zoning policy laid down in an approved Local Plan can be overridden by permitted developments rights. The balance in Newbury between business and residential activities which is central to the town's character will be fatally undermined if commercial premises can be converted on a large scale to residential as this application intends. There are also significant practical problems. The noise and traffic from businesses will interfere with the enjoyment by the flat residents of their premises, and lead to pressure for curtailment of those business activities. Overbridge Square is not suitably located for schools, shops, and other residential amenities. PDR's should not be a means of circumventing what would otherwise be a planning refusal.</p>	<p><a href="#">17/02459/PACOU</a></p>	<p>Bridge House, Overbridge Square, Hambridge Lane, Newbury for Over Bridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 17 residential dwellings.</p>
2	<p>Objection/comment. The Town Council remains fundamentally opposed to the conversion of office accommodation to residential in</p>	<p><a href="#">17/02460/PACOU</a></p>	<p>Lock House, Overbridge Square, Hambridge Lane, Newbury for Over Bridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 17 residential dwellings.</p>

	<p>Overbridge Square, as on other trading estates. Meaningful planning is not possible if the zoning policy laid down in an approved Local Plan can be overridden by permitted developments rights. The balance in Newbury between business and residential activities which is central to the town's character will be fatally undermined if commercial premises can be converted on a large scale to residential as this application intends. There are also significant practical problems. The noise and traffic from businesses will interfere with the enjoyment by the flat residents of their premises, and lead to pressure for curtailment of those business activities. Overbridge Square is not suitably located for schools, shops, and other residential amenities. PDR's should not be a means of circumventing what would otherwise be a planning refusal.</p>			
3	<p>Objection/comment. The Town Council remains fundamentally opposed to the conversion of office accommodation to residential in Overbridge Square, as on other trading estates. Meaningful planning is not possible if the zoning policy laid down in an approved Local Plan can be overridden by permitted developments rights. The balance in Newbury between business and residential activities which is central to the town's character will be fatally undermined if commercial premises can be converted on a large scale to residential as this application intends. There are also significant practical problems. The noise and</p>	<p><a href="#">17/02461/PACOU</a></p>	<p>Leat House, Overbridge Square, Hambridge Lane, Newbury for Over Bridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 residential dwellings.</p>



	<p>traffic from businesses will interfere with the enjoyment by the flat residents of their premises, and lead to pressure for curtailment of those business activities. Overbridge Square is not suitably located for schools, shops, and other residential amenities. PDR's should not be a means of circumventing what would otherwise be a planning refusal.</p>			
4	<p>Objection/comment. The Town Council remains fundamentally opposed to the conversion of office accommodation to residential in Overbridge Square, as on other trading estates. Meaningful planning is not possible if the zoning policy laid down in an approved Local Plan can be overridden by permitted developments rights. The balance in Newbury between business and residential activities which is central to the town's character will be fatally undermined if commercial premises can be converted on a large scale to residential as this application intends. There are also significant practical problems. The noise and traffic from businesses will interfere with the enjoyment by the flat residents of their premises, and lead to pressure for curtailment of those business activities. Overbridge Square is not suitably located for schools, shops, and other residential amenities. PDR's should not be a means of circumventing what would otherwise be a planning refusal.</p>	<p><a href="#">17/02462/PACOU</a></p>	<p>Weir House, Overbridge Square, Hambridge Lane, Newbury for Over Bridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 residential dwellings.</p>
5	<p>Objection/comment. The Town Council remains fundamentally opposed to the conversion of office accommodation to residential in</p>	<p><a href="#">17/02463/PACOU</a></p>	<p>Mill House, Overbridge Square, Hambridge Lane, Newbury for Over Bridge Development Ltd</p>	<p>Application to determine if prior approval is required for the Change of Use of office (class B1) to 25 residential dwellings.</p>

<p>Overbridge Square, as on other trading estates. Meaningful planning is not possible if the zoning policy laid down in an approved Local Plan can be overridden by permitted developments rights. The balance in Newbury between business and residential activities which is central to the town's character will be fatally undermined if commercial premises can be converted on a large scale to residential as this application intends. There are also significant practical problems. The noise and traffic from businesses will interfere with the enjoyment by the flat residents of their premises, and lead to pressure for curtailment of those business activities. Overbridge Square is not suitably located for schools, shops, and other residential amenities. PDR's should not be a means of circumventing what would otherwise be a planning refusal.</p>			
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