

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 23 OCTOBER 2017 AT 7.30PM.

PRESENT

Councillors Lynne Doherty (named substitute); Jo Day; Adrian Edwards; Miles Evans; David Fish (named substitute); John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Andrew Steel.

In Attendance

Hugh Peacocke, Chief Executive Officer
Margaret Gore, Corporate Services Officer

95. APOLOGIES

Councillors Jeff Beck, Jeanette Clifford, Kuldip Singh Kang, Tony Stretton.

96. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Lynne Doherty, 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: "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 Adrian Edwards declared that he had a prejudicial interest and took no part in the vote: **17/02804/FUL**.

97. MINUTES

PROPOSED: Councillor Elizabeth O'Keeffe

SECONDED: Councillor Jo Day

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 2 October 2017, be approved and signed by the Chairperson.

98. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

99. MEMBERS' QUESTIONS AND PETITIONS

There were none.

100. A4 CYCLE IMPROVEMENT CONSULTATION

Members received a presentation from Josh Kerry, WBC's Assistant Engineer (Projects) regarding the recent A4 Cycle Improvement consultation. After a short Q&A Session the Chairperson thanked Mr Kelly for his presentation.

The following comments will be forwarded to West Berkshire Council:

- Concern was raised regarding the cycle platform at the entrance to B&Q, Members felt that the slowing traffic entering the site might cause accidents to those vehicles going straight across the roundabout.

Members also asked who would be given right of way at the entrance of B&Q, cyclist going across the raised platform or vehicles entering the site.

101. SCHEDULE OF PLANNING APPLICATIONS

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

102. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

103. NAMING AND NUMBERING – REDEVELOPMENT, 8 FLATS & 3 HOUSES

Members had no comments regarding the naming of this site.

104. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing to discuss.

105. NEWBURY TOWN PLAN

The Steering Group met on 18 October and received an update from Councillor Margo Payne, Chairman of the Emergency Services Working Group, on her meeting with the Fire and Rescue Service. The meeting agreed the second draft of the Plan, which is nearing the stage when it can be brought to the Committee for consideration.

An informal, confidential briefing will be arranged for the Leader, the Executive Member for Planning and the CEO of WBDC to discuss the draft plan. The next step is to consult Thatcham Town Council as some of the proposal will affect Thatcham.

The next Town Plan Steering Group meeting is scheduled for 14th November 2017.

106. SANDLEFORD PARK WORKING GROUP – UPDATE

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

RESOLVED: That Newbury Town Council's previous objections of 4th January 2017 be resubmitted to WBC's Planning Authority:

Our concerns and objections are similar to those that we raised in January 2017:

1. The application is stated to be located in Greenham Parish. This is not wholly the case, as the northern part lies in Newbury Town Parish. Please can this be corrected.
2. The indicative aerial perspectives on pages 46 and 47 do not give a sufficiently clear impression of the intended development.
3. The application can only be considered in the light of the planned Sandleford site as whole, including the policy objective for 2000 homes and a traffic plan for the whole site. From this partial application, it is not possible to assess whether the overall objectives for the site will be realised.
4. The traffic model has not been updated.
5. For the planned number of houses, four accesses will be essential, and we therefore disagree with the applicant's contention that two Monks Lane accesses will be adequate. The planned connection with the A339 is not shown. The western end of the central Street appears to end in a field.
6. The increased traffic expected from the site has not been adequately provided for by proposed road works. Severe congestion will arise at the roundabouts at either end of Monks Lane, in Andover Road, and on the A339.
7. Monks Lane will not be able to accommodate the construction traffic, which should be directed to the A339 access. It is not made clear that the Monks Lane road improvements and the A339 access should be scheduled so as to minimise the disturbance to neighbours from the construction traffic.
8. A safety audit in regard to the high level of pedestrian and cyclist traffic to and from Park House, St Barts, Falkland School, St George's Pre-School, and Newbury College has not been carried out, nor have mitigation measures for that traffic been proposed.
9. No air quality mitigation measures for the A339 are proposed.
10. A new Primary School must be in place in time to accommodate the first residents on the site. This is not evidently to be the case.
11. A development such as this should be a landmark in architectural design, which will fit in with the exceptional Sandleford environment and be a source of pride for Newbury.
12. The planned 40% affordable homes should not include the suggested care home.
13. The Monks Lane development should be distinguished by 4 and 5 bedroom houses, with other houses set back from them.
14. There should be adequate parking to accommodate expected visitors to the Country Park from outside the estate, located so as to encourage its use instead of parking in residential streets.
15. The additional parking which will be required for Falkland Surgery has not been provided for.
16. Cycle and pedestrian routes should be integrated with cycle and pedestrian routes leading to the Town Centre.
17. Although the Warren Road exit is not included in this application, we remain concerned that it not could not accommodate the traffic expected to travel west and would obstruct local traffic to schools, shops, and community centres. We re-state our recommendation for an entirely new western access south of Garden Close Lane and reaching the A343 close to Wash Water, to connect with the A34.
18. WBC work with local haulage firms (specifically those based adjacent to the A4) to ensure all road users are aware of any alterations to road layout.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.39PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
23 OCTOBER 2017**

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/02700/HOUSE	28 Cresswell Road, Newbury for Shaun Armitage	Single storey rear extension and garage conversion
2	No objection	17/02776/HOUSE	438 London Road, Benham Hill, Thatcham, Newbury for Mr Umer	Single storey side, rear extension, first floor windows to be enlarged and demolition of existing garage
3	No objection/comment: The converted accommodation should remain part of the main house and it should not be possible to sell it later as a separate dwelling	17/02720/HOUSE	218 Andover Road, Newbury for Mr & Mrs Jones	Conversion of garage attic storage space to residential annexe
4	Support/comment: We welcome this proposed improvement to Newbury's athletics and sporting facilities	17/02804/FUL	Newbury Athletics, Fifth Road, Newbury for Newbury Athletics	Demolition of existing Clubhouse building and construction of new clubhouse with new access and parking layout. Demolition of existing proposed before first occupation of replacement building
5	Objection/comment: The proposed extension would be 1 metre away from boundary with 12 Montgomery Road, and would intrude on the privacy of the neighbour	17/02748/HOUSE	10 Montgomery Road Newbury for Mr & Mrs S Wheeler	Proposed rear extensions, loft and garage conversion, new front porch
6	No objection	17/02672/HOUSE	26 Charmwood Close, Newbury for Mr & Mrs Allister Clarke	Proposed front extension to extend study, create new front porch and new roof over existing garage storage.
7	No objection/comment: The grounds of our No Objection are that the relations between the applicant and the owner of 48 Bartholomew Street are largely a civil matter. However, we are concerned on the possible effects on the recent planning consent 17/02287 for No. 48, which involves access to the rear of No. 48. At present, access to the rear of No. 48 is via land to the rear of Nos 49/49A. The present proposal by No. 49A to erect a fence at the border with No. 48 will apparently	17/02777/HOUSE	49A Bartholomew Street Newbury for Mrs K Daily	Erection of new fence to rear

	deny all access whether by car, bicycle, or pedestrians to the rear of No. 48. It appears to us that this may have implications with regard to parking, cycle storage, access, fire exit, and waste disposal for the planning consent 17/02287, which the Planning Service may wish to consider			
8	No objection/comment: The grounds of our No Objection are that the relations between the applicant and the owner of 48 Bartholomew Street are largely a civil matter. However, we are concerned on the possible effects on the recent planning consent 17/02287 for No. 48, which involves access to the rear of No. 48. At present, access to the rear of No. 48 is via land to the rear of Nos 49/49A. The present proposal by No. 49A to erect a fence at the border with No. 48 will apparently deny all access whether by car, bicycle, or pedestrians to the rear of No. 48. It appears to us that this may have implications with regard to parking, cycle storage, access, fire exit, and waste disposal for the planning consent 17/02287, which the Planning Service may wish to consider	17/02778/LBC2	49A Bartholomew Street Newbury for Mrs K Daily	Erection of new fence to rear
9	No objection/comment: We welcome this use of traditional materials on a listed building	17/02739/LBC2	75 Shaw Road, Newbury for Phillipa Smith	Replace front door with a new one that matches existing, except colour. Return door frame back to original and repair rot at bottom of door frame
10	No objection/comment: We welcome this use of traditional materials on a listed building.	17/01893/LBC2	15 Shaw Road, Newbury for Mr Taylor & Ms Walker	Slate roof replacement using salvaged slates
11	No objection	17/02812/ADV	B & Q, London Road, Newbury for B & Q	External illuminated and non-illuminated B & Q Signage.
12	No objection/comment: We welcome this proposal for a new business venture in Newbury	17/02818/FUL	Norman House, Hambridge Road Newbury for XO Training Limited	Change of use of Unit 1 from B1 (c) to A1 and internal alterations
13	No objection	17/02755/FUL	63 Northbrook Street, Newbury for McDonald's Restaurant Ltd	Refurbishment of shopfront to include the removal of the timber window slats, fins and stall riser with the installation of new full height glazing with frames finished to match existing

14	No objection	17/02756/ADV	63 Northbrook Street, Newbury for McDonald's Restaurant Ltd	LCD window poster sited behind glazing of the shop front and replacement projecting sign
15	No objection/comment: 1) We recommend that the premises are fitted with sprinklers. 2) The waste and recycling arrangements remain unclear, and appear to involve access via private land. 3) When this development was previously considered by the Committee, we offered to consult with the applicant on the provision of public art. This offer remains open	17/01892/RESMAJ <u>Amended plans</u>	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

APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection. A planning application should be submitted. 1) We are opposed in principle to the conversion of commercial or industrial premises to residential under PDR's. 2) As Environmental Health has identified, the noise assessment is unclear and incomplete. 3) Access is narrow and unsuitable for residential use. There is nowhere for cars to turn on the site.	17/02682/PACOU	Unit 4, 36 Queens Road, Newbury for AWS Communications Ltd	Application to determine if Prior Approval is required for conversion of first floor office accommodation into 2 no. one-bedroom flats