



22 December 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, West Berkshire Council Offices, Market Street**, and Newbury on **Wednesday 3 January 2018 at 7.30pm**. 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 Wednesday 6 December 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 Prior Approval Applications (Appendix 3)**
Chairperson
To comment, if relevant, on prior approval applications listed at the attached schedule.
- 8. Schedule of Licensing Applications (Appendix 4)**
Chairperson
To comment on the licensing applications listed at the attached schedule.
- 9. Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
- 10. Sandlesford Park Working Group – Update**
Chairperson
To receive an update on any relevant information.
- 11. Exclusion of the Press and Public**
Chairperson
To move: That under Section 1, Paragraph 3 of The Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting for the following item of business because publicity would be prejudicial to the public interest as the Committee will be considering recommendations and advice from sources other than members of the Council.
- 12. Newbury Town Plan (Appendix 5)**
Chairperson
To consider and approve the draft Town Plan approved by the Town Plan Steering Group and
To recommend that the Council holds an Extraordinary Meeting of the Full Council to approve the draft Town Plan for public consultation.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
WEDNESDAY 6 DECEMBER 2017 AT 7.30PM.**

PRESENT

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

In Attendance

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

95. APOLOGIES

Councillors John Gardner, Andrew Steel.

96. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, Adrian Edwards, David 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 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 Councillor Jeanette Clifford is a substitute Member on that 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."

The Chief executive officer made the following statement on behalf of Councillor Jeff Beck who is a Member of West Berkshire Council's Licensing Committee "I wish to make it clear that any comments I may makes 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 Elizabeth O’Keeffe declared that she had meet the neighbours: **17/03125/FULD**.

In considering the following application, Councillors Elisabeth O’Keeffe & Anthony Pick declared that they had met the neighbours: **17/03155/FULEXT**.

97. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Elizabeth O’Keeffe

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 13 November 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. PRESENTATION BY SOVEREIGN HOUSING

Members received a short presentation from Roger Keeling, Sovereign Housing regarding their application for the re-development of their housing at Hutton Close, Newbury. After a number of questions the Chairperson thanked him for the information received.

101. SCHEDULE OF PLANNING APPLICATIONS

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

Application no. 17/03113/FULEXT, Councillor Tony Stretton abstained on the resolution to object.

102. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

103. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence (New) 17/00893/LQN – The Volt Club – 4A The Kennet Centre, Newbury**

Applicant: Big Fish Clubs UK Ltd

No objection.

**104. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 17/00846/HOUSE FOR 19 CONIFER CREST, NEWBURY FOR THE BUILDING OF BRICK WALL ALONG THE FRONT BORDER OF THE PROPERTY APPROXIMATELY 19 METRES IN LENGTH. THE WALL WILL BE MADE UP OF A 600MM TALL DOUBLE BRICK WIDTH WALL, 1.8 METRE PILLARS APPROX 3 METRES APART AND INFILLED WITH CLOSE BOARD FENCING (RETROSPECTIVE).**

The Committee agreed to make no further observation to those already submitted

105. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

The information was received and noted by the Committee.

106. NEWBURY TOWN PLAN

Members noted that a meeting of the Town Plan Steering Group was scheduled for Thursday 7th December 2017 which would review comments received from West Berkshire District Council and any updates from Working Group Chairs. The meeting would also consider a programme of public consultation of the draft Town plan.

There is a further meeting Friday 8th December 2017 with representatives from Thatcham Town Council to inform them of the content of the draft Town Plan.

107. SANDLEFORD PARK WORKING GROUP – UPDATE

Members heard that Bloor Homes had offered to update them on their current position re Sandlesford and where they are progressing. Members accepted the invitation for a discussion with Bloor homes to be held on the 20th December 2017.

108. KEY PERFORMANCE INDICATORS

The Committee agreed that the key performance indicators are being achieved and that there were no other KPI's required for the work of this Committee.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.15 PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
6 DECEMBER 2017**

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/03102/HOUSE	22 Kiln Road, Newbury for Mr & Mrs Openshaw	Retrospective carport extension to existing garage
2	No objection	17/03029/HOUSE	65 Conifer Crest, Newbury for Mr & Mrs Mclean.	Single storey rear extension
3	No objection	17/03110/HOUSE	8 Oak Ridge, Close Newbury for Mr & Mrs C Jenkins	Single storey extension to rear
4	No objection	17/03070/HOUSE	93 Craven Road, Newbury for Malcolm Brown	Proposed single storey rear extension
5	No objection	17/03001/HOUSE	5 Wendan Road, Newbury for Marc & Isabel Stewart	Demolition of existing conservatory, first floor extension over existing bungalow, including part single/part two storey rear extension and associated works
6	No objection	17/03111/LBC2	61 Andover Road, Newbury for Mr A Kidwell	Remove existing cracked and detached rendering from front (north west) and side (north east elevations). Re-render with lime render and paint with White, Earthborn, Ecopro Silicate Masonry Paint
7	Objection/comment: There would be excessive loss of light and view to 42 Wendan Road. The proposed extension would not be subservient to the main house and would be out of keeping. The proposed long balcony on the rear elevation would overlook both 42 and 48 Wendan Road. The plans showing the present site are inaccurate with regard to the boundary with 42 Wendan Road.	17/03136/HOUSE	44 Wendan Road, Newbury for Mr & Mrs Wright	Single storey rear extension, two storey side extension and loft conversion
8	No objection	17/03116/COMIND	Car Park Land at B S T Fitness, Park Way, Newbury for Rotterdam Properties Ltd	Section 73 - Variation of Conditions (1) Plans and (10) Glazing of approved application 17/01219/COMIND
9	Objection/comment. 1) We do not agree with the removal of the parking space assigned under planning consent 17/01392, which	17/03125/FULD	55 - 56 Cheap Street, (Units 55A-56A, 55/56B) Newbury for Erica McClenaghan	Convert top floor unit 55/56 (vacant) formally dentist to 2 Bed flat. Unit 55A (vacant) formally osteopath and office convert to 1Bed flat. Unit 56A (vacant) store RSPCA - convert to bedsit

	<p>should be retained for off-road parking for the flats. 2) Commercial space in an area zoned commercial use should be retained for that purpose. 3) The residential properties will share a staircase with the adjoining language school, giving rise to security concerns. 4) It is not clear where the recycling bins will be located.</p>			
10	<p>Objection. We do not object to the principle of redeveloping the site, but many aspects have not been adequately addressed.</p> <p>1) The failure to provide sufficient parking spaces on the site, reported by the Highways Service, would exacerbate the already substantial traffic and parking problems in Catherine Road, which has to cope with local traffic, vehicles parking to collect train commuters, train passengers parking at weekends, visitors to the doctors' and dentists' surgeries, and overflow parking from St Donat's Place. Residents report that accidents (not always reported) occur weekly at the exit from Catherine Road because of inadequate visibility. Residents who have purchased parking spaces in the road report that they often cannot use them.</p> <p>2) The proposed building, of three storeys, would be too close to houses in Catherine Road and St Donat's Place, and to Ashridge Court, would overlook them and deny them light, and would over dominate them. The defence by the applicant on this subject (clause 6.28) is not adequate. The gardens of the houses in the northern part of St Donat's Place area already damp and cold. In consequence, children from St Donat's Place play in the street, worsening the traffic problems.</p>	17/03155/OUTMAJ	Rozel Heights, Catherine Road, Newbury for Enborne System Ltd	Outline application for demolition of existing 4no three bed apartments with garage block and replacement with 16no apartments and 1 no. maisonette with associated parking and access. Matters to be considered access and layout

	<p>3) We recommend that Sovereign Housing be asked to provide visitor parking spaces in St Donat's Place, not currently available.</p> <p>4) We recommend also a review of whether access from Catherine Road or Station Road to the development would be more suitable.</p> <p>5) We also note the concerns of the Highways Service on insufficient cycle parking.</p>			
11	<p>Objection/comment. 1) The architectural design of the proposed flats and shops is unimaginative and unimpressive, and would not fit well with the adjoining historic buildings in Bartholomew Street. In such an important central site, only architecture of high quality is appropriate. 2) The proposed parking spaces of 28 may be sufficient for use by the 61 dwellings, but do not take account of the visitors, carers, and delivery vehicles which will be expected given the age profile of the intended residents. The two spaces planned for these visitors are quite insufficient. 3) The drilling works so far have caused considerable disturbance to neighbours. A plan is necessary to minimise future disturbance from building work. 4) As an observation, the brick colours chosen must harmonise with those prevailing in Newbury town Centre.</p>	17/03113/FULEXT	11 - 15 Bartholomew Street, Newbury for Eden (Pearl House) Ltd	Erect a part three and part four storey building comprising 61 sheltered apartments with communal facilities and two retail units (336m2) with undercroft and surface parking provisions following demolition of existing buildings
12	<p>Objection/comment.</p> <p>1) The application contains insufficient information on the planned interior work to this listed building.</p> <p>2) As already noted by the Conservation Officer, we do not agree with the three roof windows planned for the western elevation</p>	17/03253/LBC2	32 Craven Road, Newbury for Mr G Shanidze	Conversion of Grade 2 existing three storey domestic dwelling into 4 self-contained apartments with no increase in floor space
13	<p>Objection/comment:</p> <p>This is a fine Georgian building dating from about 1740, Grade II listed. We</p>	17/03164/LBC2	91-92 Northbrook Street, Newbury for Vision Express	Replacement fascia and projecting sign to shop front with new corporate logo to both. Internal refit including new floor wall and ceiling finishes, new

	consider that the proposed new logos will be out of keeping with the building and the Conservation Area, and be incompatible with the Supplementary Planning Guidance on Shopfronts and Signs			furniture and a layout reconfiguration. New lighting to supplement exiting LED lighting throughout
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PLANNING AND HIGHWAYS COMMITTEE MEETING

3 JANUARY 2018

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	17/03315/HOUSE	49 Gaywood Drive, Newbury for Karl & Kate Leighton	Two storey rear extension, single storey side extension to incorporate garage and new porch
2	CLAY HILL	17/03277/HOUSE	51 Cromwell Road, Newbury for Jason Anns	Demolition of single storey garage and replaced with 2 storey extension housing 2 bedrooms and 2 reception rooms
3	CLAY HILL	17/03022/HOUSE	6 Birchwood Road, Newbury for Mrs Jolanta Gorczyga	The proposal is the conversion of the existing unused garage into a habitable space. The new build will be widened to include the canopied area. The front entrance has been relocated to the side
4	CLAY HILL	17/03237/COMIND	Mill Waters Cottages at Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, wall-mounted condenser unit and roof-mounted extract
5	CLAY HILL	17/03238/LBC2	Mill Waters Cottages at Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Extension and alteration of existing cottage to create hotel restaurant with outdoor seating terrace, wall-mounted condenser unit and roof-mounted extract
6	CLAY HILL	17/03232/FUL	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Section 73 -Application for variation of condition (2) Approved plans of planning permission 16/01171/FUL
7	CLAY HILL	17/03233/LBC	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Sec 19 - Application for variation of condition (2) Approved plans of planning permission 16/01171/FUL
8	CLAY HILL	17/03223/FUL	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Erection of plant room and substation
9	FALKLAND	17/03396/HOUSE	5 Holborne Close Newbury for Miss Laxton	Single-storey rear extension to bungalow, convert single garage and other internal alterations. Replace flat roofs in front elevation with pitched gable roofs. Extend existing driveway and replace tarmac with permeable paving
10	FALKLAND	17/03317/HOUSE	18 Sidestrand Road, Newbury for Janek Brzoza-Komendera	Two dormers to be erected on single storey attached to the existing property
11	FALKLAND	17/03380/HOUSE	216 Andover Road, Newbury for Mr Fielding	Erection of amateur radio aerials and supporting mast comprising: 1) a 50mm diameter mast approx. 14m in height with supporting guy ropes 2) varying vhf / uhf aerials at the top of the mast
12	PYLE HILL	17/03170/FUL	Unit 14, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holding Limited	Elevation changes

13	ST JOHNS	17/03200/LBC2	61 Andover Road, Newbury for Mr A Kidwell	1 metre high iron railings to front boundary dwarf wall
14	ST JOHNS	17/03405/HOUSE	Fernleigh, Byron Close, Newbury for Mr & Mrs D R Davies	Single storey extension
15	ST JOHNS	17/03426/HOUSE	61 Andover Road Newbury for Mr Kidwell	1 metre high iron railings with gate to front boundary wall and front boundary between No. 61 and No. 63
16	VICTORIA	17/03314/MDOPO	31-34 Bartholomew Street, Newbury for Rissance Limited	Modification of the obligation of approved application 16/01942/OUTMAJ : Outline application development of 14 no: 2 bed apartments and an A1 unit - matters to be considered - access, layout and scale
17	VICTORIA	17/03346/FUL	21 Northbrook Street Newbury for Meridian Vale Ltd and Appropriated Investment (1958) Ltd	Change of use from retail (Use Class A1) to cafe/restaurant (Use Class A3), external alterations and installation of wheelie bin store
18	Adjacent Parish (Pyle Hill)	17/03427/COMIND	Newbury Rugby Club Monks Lane Newbury for	Regulation 4: Change of use of the overflow car park (part only) to a car park for the parking of mini buses and similar vehicles on a commercial basis by West Berkshire Councils Transport Team. Office (67sq m) will be used by the Council

APPLICATION FOR PRIOR APPROVAL

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment** and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider,** but on-line details are available via the Application Number link.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	CLAY HILL	17/03245/PASSHE	44 Harrington Close, Newbury for Jennie Currie	Single storey conservatory to the rear with hipped lean to glass panelled roof: 3.3m beyond the rear wall, 3.228m max height from ground, 2.250m max height at eaves.

PLANNING AND HIGHWAYS COMMITTEE MEETING

3 JANUARY 2018

SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – Variation Ref: 17/01779/LQN	Applicant: Star Pubs And Bars Ltd Location: The Snooty Fox, 148 Bartholomew Street, Newbury, Berkshire, RG14 5HB	Proposal: <ul style="list-style-type: none"> • Amend the terminal hour for all Licensable activities to 02:30 with the premises closing 30 minutes thereafter. • Add conditions relating to Challenge 25 age verification, staff training, CCTV, search policy door supervision and last entry as agreed with West Berkshire Police Licensing. • Add conditions to prevent noise nuisance as agreed with Environmental Health. • Remove and amend a number of conditions on the current Premises Licence as indicated on the copy Licence which accompanies the application. Licensable activities: Films, Indoor Sporting Events, Live Music, Recorded Music, Performance of Dance, Other Similar Entertainment & Supply of Alcohol – Monday to Sunday from 10:00 to 02:30. Late Night Refreshment - Monday to Sunday from 23:00 to 02:30.

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 17/01788/LQN	Applicant: Henry & Joes Ltd Location: Henry & Joes, 17 Cheap Street, Newbury, Berkshire, RG14 5DD	Proposal: Recorded Music & Supply of Alcohol Monday to Sunday from 12:00 to 23:30 Late Night refreshment Monday to Sunday from 23:00 to 23:30