

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, WEST BERKSHIRE DISTRICT COUNCIL, MARKET STREET,
NEWBURY ON
WEDNESDAY 3 JANUARY 2018 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; 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

At the outset of the meeting the Chairman and members noted their thanks to West Berkshire District Council for the use of the Chambers on short notice.

The Chairman also notified Members of the sad and unexpected Passing of Jeremy Holden-Bell, who recently retired as Chairman of the Newbury Society, and was the principal officer commenting on planning applications on behalf of the Newbury Society. Newbury Town Council wish to record their appreciation of the work and contributions made by Mr Jeremy Holden-Bell.

109. APOLOGIES

Councillors John Gardner, Dave Goff & Andrew Steel.

110. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, 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 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 who 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 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 agenda item 8, (Schedule of Licensing Applications), Councillor Miles Evans declared a Personal Interest and took no part in the vote.

In considering the following application, Councillors Jeanette Clifford declared that she had a direct interest and took no part in the vote: **17/03427/COMIND.**

111. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 6 December 2017, be approved and signed by the Chairperson.

112. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

113. MEMBERS' QUESTIONS AND PETITIONS

There were none.

114. SCHEDULE OF PLANNING APPLICATIONS

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

Applications nos. 17/03237/COMIND, 17/03238/LBC2, 17/03232/FUL, 17/03233/LBC & 17/03223/FUL, Councillors Anthony Pick & Jeff Beck abstained on the resolution to object.

Application no. 17/03314/MDOPO, Councillors Adrian Edwards abstained on the resolution to object.

115. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

116. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence (Variation) 17/01779/LQN – The Snooty Fox – 148 Bartholomew Street, Newbury**

Applicant: Star Pubs and Bars Ltd

No objection.

- **Premises Licence (New) 17/01779/LQN – Henry & Joes – 17 Cheap Street, Newbury**

Applicant: Henry & Joes Ltd

No objection.

117. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was no relevant information to be discussed.

118. SANDLEFORD PARK WORKING GROUP – UPDATE

The notes from discussions with Bloor Homes on the 20th December 2017 had already been circulated and it was believed that Bloor Homes had taken some of the views of the Members on board, with a few more suggestions put forward. A revised copy of the notes of the meeting, are to be sent to Bloor Homes.

119. EXCLUSION OF THE PRESS AND PUBLIC

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Miles Evans

RESOLVED: 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.

120. NEWBURY TOWN PLAN

The draft plan had already been circulated to Members. It was agreed that there would be a presentation to Committee Members at the next Planning & Highways Committee meeting scheduled for 22 January 2018, for approval of the draft Town Plan. Any comments, questions or suggestions on the draft Town Plan should be forwarded to the Chairman, Leader and Chief Executive Officer.

Members agreed that the draft Town Plan should be sent to Full Council on 29 January for approval for public consultation.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.27 PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	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	No objection	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	No objection	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	Objection. These five applications refer to three cases, for conversion of Mill Waters Cottages to a restaurant, for the modification of a previously approved extension to the hotel to provide 15 additional rooms, and for a plant room and substation for the hotel. We consider that the three cases together raise many issues which should be considered for hotel and restaurant as a whole, and have not been adequately addressed in the five applications: 1) access and egress from the site for the expected traffic volume; 2) combined parking capacity on the site for the hotel and restaurant; 3) the effects of cooking odours, noise from diners, and light pollution from the proposed restaurant on the residents of the closely adjoining Two Rivers Way; 4) the effect on wildlife in the River Lambourn and Kennet & Avon Canal, which should be assessed at the appropriate time of year; 5) flooding risk arising from the building extensions and tarmacking of the proposed new parking space; 6) the noise from deliveries to the proposed	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

	restaurant; 7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.			
5	<p>Objection. These five applications refer to three cases, for conversion of Mill Waters Cottages to a restaurant, for the modification of a previously approved extension to the hotel to provide 15 additional rooms, and for a plant room and substation for the hotel. We consider that the three cases together raise many issues which should be considered for hotel and restaurant as a whole, and have not been adequately addressed in the five applications: 1) access and egress from the site for the expected traffic volume; 2) combined parking capacity on the site for the hotel and restaurant; 3) the effects of cooking odours, noise from diners, and light pollution from the proposed restaurant on the residents of the closely adjoining Two Rivers Way; 4) the effect on wildlife in the River Lambourn and Kennet & Avon Canal, which should be assessed at the appropriate time of year; 5) flooding risk arising from the building extensions and tarmacking of the proposed new parking space; 6) the noise from deliveries to the proposed restaurant; 7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.</p>	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	<p>Objection. These five applications refer to three cases, for conversion of Mill Waters Cottages to a restaurant,</p>	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

	<p>for the modification of a previously approved extension to the hotel to provide 15 additional rooms, and for a plant room and substation for the hotel. We consider that the three cases together raise many issues which should be considered for hotel and restaurant as a whole, and have not been adequately addressed in the five applications: 1) access and egress from the site for the expected traffic volume; 2) combined parking capacity on the site for the hotel and restaurant; 3) the effects of cooking odours, noise from diners, and light pollution from the proposed restaurant on the residents of the closely adjoining Two Rivers Way; 4) the effect on wildlife in the River Lambourn and Kennet & Avon Canal, which should be assessed at the appropriate time of year; 5) flooding risk arising from the building extensions and tarmacking of the proposed new parking space; 6) the noise from deliveries to the proposed restaurant; 7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.</p>			
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	<p>from the site for the expected traffic volume; 2) combined parking capacity on the site for the hotel and restaurant; 3) the effects of cooking odours, noise from diners, and light pollution from the proposed restaurant on the residents of the closely adjoining Two Rivers Way; 4) the effect on wildlife in the River Lambourn and Kennet & Avon Canal, which should be assessed at the appropriate time of year; 5) flooding risk arising from the building extensions and tarmacking of the proposed new parking space; 6) the noise from deliveries to the proposed restaurant; 7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.</p>			
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	the appropriate time of year; 5) flooding risk arising from the building extensions and tarmacking of the proposed new parking space; 6) the noise from deliveries to the proposed restaurant; 7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.			
9	No objection/comment. We are glad to see the replacement of a flat roof with a pitched roof.	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	Objection. The proposed dormer windows would be out of keeping with the rest of Sidestrand Road. The effect of the increased potential accommodation on parking in Sidestrand Road should also be considered.	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	No objection	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	No objection	17/03170/FUL	Unit 14, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holding Limited	Elevation changes
13	Support/comment. We welcome this tasteful refurbishment of a historic building.	17/03200/LBC2	61 Andover Road, Newbury for Mr A Kidwell	1 metre high iron railings to front boundary dwarf wall
14	No objection	17/03405/HOUSE	Fernleigh, Byron Close, Newbury for Mr & Mrs D R Davies	Single storey extension
15	Support/comment. We welcome this tasteful refurbishment of a historic building.	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	Objection/comment. We do not have the technical expertise to comment on this request to excuse the approved development 16/01942 from obligations to provide affordable housing and contribute towards the Car Club. However, the Town Council fully supports the policies of West Berkshire Council in these matters, and regrets that the request has been submitted	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	No objection/comment: The number and location of external tables and chairs, the size and location of the bin store, the location of planters to provide screening, and the cycle rack need to be carefully considered to ensure the amenity and convenience of users of Northbrook Street and Jack Street.	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	No objection	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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	We understand that this application is invalid because Permitted Development Rights were withdrawn on approval of the original development	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

22 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	17/03335/OUTD	29 Skyllings, Newbury for Grace Kirby	Outline planning permission for erection of one dwelling. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale
2	FALKLAND	17/03294/HOUSE	La Casa Blanca, Garden Close Lane, Newbury for Andrew & Louisa Gilboy	Two storey rear extension and side facing velux roof light. Demolition of conservatory and extension of small raised patio area
3	NORTHCROFT	17/03479/HOUSE	5 Benett Gardens, Newbury for Mr & Mrs Levy	Demolition of double garage and garden room to enlarge garden; extension to provide single garage and storage with principle bedroom above
4	NORTHCROFT	17/03488/HOUSE	16 Grove Road, Newbury for Peter Collison	Part single, part double storey rear extension and front porch
5	ST JOHNS	17/03557/HOUSE	48 Priory Road, Newbury for Ian & Jenny McCowie	First floor extension over existing garage and some internal reconfiguration
6	VICTORIA	17/03545/FULD	32 Craven Road, Newbury for Mr Shanidze	Change of use of a single residential dwelling into four self-contained residential apartments
7	VICTORIA	17/03481/ADV	Diamond Tap, 42 Cheap Street, Newbury for Stonegate Pub	2 Halo illuminated fascia text signs and 2 externally illuminated projection signs
8	VICTORIA	17/02889/FULD	108 Bartholomew Street And Land To The Rear Of Newbury for Rissance Limited	Development of 7 residential apartments
9	Adjacent Parish (ST JOHNS)	17/03434/COMIND	Land South Of Newbury College, Monks Lane, Newbury for West Berkshire Council	Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.

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	17/03491/PACOU	Derby House, Newbury Business Park, London Road, Newbury for Jamie Patterson	Application to determine if Prior approval is required for Change of Use to 31 no. 2 bed units
2	NORTHCROFT	17/03540/PACOU	Centrix House, 5 Oxford Road, Newbury for	Application to determine if Prior Approval is required for conversion of existing office building to 42 flats, with 40 allocated parking spaces

PLANNING AND HIGHWAYS COMMITTEE MEETING

22 January 2018

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01348/FULEXT	Land at, Hutton Close, Newbury for Sovereign BDW LLP	Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated car/cycle parking, landscaping, access and infrastructure	Objection / comment. Should replace social housing like for like. Need more 3 bed Dwellings. Social housing should be more pepper potted. Need new pedestrian crossing. Impact on Local traffic.
WBC final decision – Approved			