

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 22 JANUARY 2018 AT 7.30PM.

PRESENT

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

121. APOLOGIES

Absent: Councillor Andrew Steel.

122. 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 the following application, Councillor Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/03294/HOUSE.**

In considering the following application, Councillor Jeanette Clifford declared that she had a direct interest and took no part in the vote: **17/03434/COMIND.**

In considering the following application, Councillor Anthony Pick declared that he had been lobbied: **17/03557/HOUSE.**

In considering the following application, Councillors Elizabeth O’Keeffe, John Gardner & Jo Day declared that they had prejudicial interest and took no part in the vote: **17/02889/FULD.**

In considering the following application, Councillor Jo Day declared that she had been lobbied: **17/03479/HOUSE.**

123. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 3 January 2018, be approved and signed by the Chairperson.

124. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

125. MEMBERS' QUESTIONS AND PETITIONS

Councillor Elizabeth O'Keeffe asked the following question:

"Will this council lobby WBC as the planning authority to in turn lobby our MP Richard Benyon and Dominic Raab MP Minister of State for Housing, Planning, Communities and Local Government to reconsider planning law so that all applications to convert B1 offices and B2 industrial buildings to C3 residential dwellings be subject to full planning applications"

Chairperson's response:

"Further to this question tonight, I have had discussions with Richard Benyon MP and he has referred me to Dominic Raab, MP, Minister of State for Housing, Planning, Communities and Local Government. I propose to send him my views in the matter. I agree that it would be useful for us to also lobby the Planning Authority and the CEO will make them aware of our concerns in this matter."

126. SCHEDULE OF PLANNING APPLICATIONS

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

Application no. 17/02889/FULD Councillors Jo Day, John Gardner & Elizabeth O'Keeffe abstained on the resolution to object.

Application no. 17/02889/FULD Councillors Jeanette Clifford abstained on the resolution to object.

127. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

128. PLANNING DECISIONS

Information was received and noted by the committee.

129. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

One planning application for 36 units of housing, near to Greenham Church. Concerns were expressed regarding the arrangements for the long-term maintenance of the public open spaces in the development and regarding WBDC policy generally in this matter. Second case in the Parish of Speen relating to access.

130. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing to discuss at this time.

131. EXCLUSION OF THE PRESS AND PUBLIC

PROPOSED: Councillor Adrian Edwards

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.

132. NEWBURY TOWN PLAN

Members received a presentation from Councillor Anthony Pick, summarising the contents of the draft Town Plan, as agreed by the Steering Group. Committee Members recorded their appreciation for the hard work put into the Town Plan by Councillor Anthony Pick and all of the Steering Group who have been involved over the past 15 months.

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Dave Goff

RESOLVED:

- i. To approve the draft Town Plan prepared by the Town Plan Steering Group and
- ii. To recommend that Full Council approve it for public consultation.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.26 PM.

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection.</p> <p>1) The amenity space which would be left to 29 Skyllings after the development would be inadequate, and below the standard stipulated in Quality Design SPD2.</p> <p>2) The application would set a bad precedent for the other houses in Skyllings, Some of whose gardens would be large enough to accept developments of this sort.</p> <p>3) Martingale Chase does not have a footpath at the point where the proposed access would be, which would therefore be dangerous.</p> <p>4) The application would be contrary to the Newbury Town Design Statement.</p>	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	No objection. We welcome the use of materials compatible with those of the existing house	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	No objection.	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	<p>Objection/comment:</p> <p>1) Members Believe that the comments from the objection letter submitted to West Berkshire Council, by the neighbouring Property 18 Grove Road should be taken in to consideration.</p> <p>2) The application contains insufficient detail. The materials and style used should be in keeping with the existing dwelling</p>	17/03488/HOUSE	16 Grove Road, Newbury for Peter Collison	Part single, part double storey rear extension and front porch
5	No objection	17/03557/HOUSE	48 Priory Road, Newbury for Ian & Jenny McCowie	First floor extension over existing garage and some internal reconfiguration

6	No objection/comment: We recommend that four cycle parking positions are provided, in conformity with Highways policy	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	Objection/comment: We welcome the retention of the site as a bar. However, we consider that the proposed Halo signs would appear garish and cheap, and out of keeping with the Conservation Area.	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	Objection/comments: Our objections remain the same as when this development was originally proposed. 1) It would be a massive overdevelopment of this small site. 2) The colours of the proposed cladding would be out of keeping with other buildings in Bartholomew Street, and with the Conservation Area. 3) The applicant's right of way is limited to pedestrian access. It is not possible therefore for construction vehicles to have access to the site. 4) It appears that no further discussion has taken place with the residents of Imperial Court. 5) The apartments would be far too small to provide adequate accommodation. 6) We do not approve of the applicant's wish to be excused from the rules on affordable housing or contribution to the Car Club.	17/02889/FULD	108 Bartholomew Street And Land To The Rear Of Newbury for Ressance Limited	Development of 7 residential apartments
9	No objection/comments: We have separate observations on the proposed school and on the junction to the A339. 1) We welcome the new school. 2) Our No Objection to the A339 junction is on condition that it is controlled by full traffic lights on the A339.	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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>A planning application should be submitted.</p> <p>1) The development would be contrary to the approved Local Plan, and would remove commercial premises which are needed for Newbury's business development.</p> <p>2) The location is entirely unsuited for residential use, and the flats would lack adequate amenity space and other necessary facilities.</p> <p>3) The development would set a bad precedent for all the other business sites in Newbury.</p>	17/03491/PACOU	<p>Derby House, Newbury Business Park, London Road, Newbury for Jamie Patterson</p>	<p>Application to determine if Prior approval is required for Change of Use to 31 no. 2 bed units</p>
2	<p>A planning application should be submitted. 42 flats would be too many for the site</p>	17/03540/PACOU	<p>Centrix House, 5 Oxford Road, Newbury for</p>	<p>Application to determine if Prior Approval is required for conversion of existing office building to 42 flats, with 40 allocated parking spaces</p>

PLANNING AND HIGHWAYS COMMITTEE MEETING

12 FEBRUARY 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	17/03548/HOUSE	10 Fairfax Place, Newbury for Mr & Mrs Boratynski	Single storey extension with alterations to existing interior. Conversion of part of existing garage to form utility room/extension of kitchen.
2	CLAY HILL	17/03292/FULD	Land North of Ham Hill, London Road Newbury for Millwaters Trust	S73A. Variation of Condition 1 – Approved Plans, of approved application 17/02445/FULD .
3	CLAY HILL	17/03312/FULMAJ	Newbury Business Park, London Road, Newbury for Stonegate Land and Property	Proposed development of 10 two bedroom flats
4	CLAY HILL	17/03474/COMIND	Plots 650 and 660 First Avenue, Newbury Business Park, Newbury for Dylana Continental S A	S73A variation of condition 2 approved plans, of approved reference 16/01173/COMIND -Construction of two 2 storey office buildings (B1a) with parking and landscaping.
5	CLAY HILL	18/00152/HOUSE	44 Harrington Close, Newbury for Jennifer Currie	Erection of a conservatory to the rear with hipped lean to glass panelled roof
6	CLAY HILL	18/00258/HOUSE	4 Regnum Drive, Shaw, Newbury for Mr S Pitt and Mrs L Vivian	Proposed 2 storey side and single storey rear extensions
7	FALKLAND	18/00043/HOUSE	11 Cary Close, Newbury for Mr & Mrs Austen	Single storey rear extension and new porch.
8	FALKLAND	18/00075/HOUSE	55 Elizabeth Avenue, Newbury for Luke Backer & Sophie Foster	Part single, Part two-storey side and rear extensions and single storey-porch to front elevation.
9	FALKLAND	18/00066/FUL	5 Monument Close, Essex Street, Newbury for Pizza Go Go Ltd	Change of use from Class 3 (Restaurant) to Class 5 (Hot food and takeaway)
10	NORTHCROFT	17/03550/HOUSE	7 Castle Grove, Newbury for Mr & Mrs Cook	Two storey side extension.
11	NORTHCROFT	18/00092/LBC2	Bridge Over Railway, Rockingham Road, Newbury for Network Rail	Installation of Overhead Line Electrification (OLE) attachments to bridge arch, required as part of the Electrification of the Great Western Main Line
12	NORTHCROFT	18/00079/HOUSE	86 Russell Road, Newbury for Beth Graham	Small ground and first floor extensions
13	ST JOHNS	17/03482/HOUSE	70 Paddock Road, Newbury for Mr Viney	Single storey rear extension, single storey front extension to existing porch and new roof light to rear elevation.
14	ST JOHNS	18/00078/LBC2	Upper Raymonds Almshouses, Newtown Road, Newbury for Newbury Almshouses Trust	Application for the overhaul and repair of the existing windows with 6 new opening light casements within existing windows, re-leading or replacement of leaded lights to top section of windows

15	ST JOHNS	18/00082/HOUSE	30 Porchester Road, Newbury for Keith Terrell	Ground floor rear and side extension
16	ST JOHNS	18/00132/HOUSE	Two Trees, Tydehams, Newbury for Hannah Mitchell	Comprehensive renovations, including first floor front, side and rear extensions, loft conversion, new entrance and back door porches, alterations to fenestration, rendering, replacement roof finishes and associated works.
17	ST JOHNS	18/00183/HOUSE	6 Bruan Road, Newbury for Mr Dinesh GarehalliGopal & Ms Rajini Jairaj	Single storey front and rear extension
18	STJOHNS	18/00188/HOUSE	21 Buckingham Road, Newbury for Mr & Mrs Payne	Demolition of existing single storey store, single storey side/rear extension and replacement porch with garage roof alterations
19	ST JOHNS	18/00222/HOUSE	12 Robins Close Newbury FOR Mr & Mrs Robinson	Single storey rear and front extension
20	ST JOHNS	18/00256/HOUSE	89 Enborne Road, Newbury for Abie Genko	Proposed garden storage building and workshop with Au Pair accommodation above
21	VICTORIA	18/00030/ADV	Newbury Central Library The Wharf Newbury for West Berkshire Council	4 Logo sign trays to be placed externally on all 4 sides of the Building, to replace the existing green logo type and signage currently on 3 sides of the building
22	VICTORIA	18/00178/FUL	1 Northcroft Lane Newbury for Mr Bowness	Change of use of A1 ground floor unit to residential use of flat above to a single dwelling with internal and external alterations
23	VICTORIA	17/03511/HOUSE	23 Newport Road, Newbury for Martin Hawkins	S73 Variation of condition 2 – approved drawings of planning permission 17/00171/HOUSE
24	VICTORIA	18/00207/OUTMAJ	1 West Street, Newbury for Ressance Limited	Outline application for development of 20 residential apartments. Matters to be considered: Access, Layout and Scale
25	VICTORIA	18/00215/ADV	17 Cheap Street, Newbury for Henry Ireson	Fascia shop front sign
26	VICTORIA	18/00226/RESMAJ	31-34 Bartholomew Street Newbury for Ressance Ltd	Approval of reserved matters following Outline planning permission 16/01942/OUTMAJ . Matters seeking consent: Landscaping and Appearance
27	Adjacent Parish (CLAYHILL)	17/03538/HOUSE	465 London Road, Benham Hill, Thatcham for David Thompson	Widened vehicular access and replacement garden/boundary wall to front of bungalow following installation of cycle path by local authority
28	Adjacent Parish (VICTORIA)	17/03525/FUL	Telecommunications Mast Western Avenue Newbury for Vodafone and CTIL	Replacement of existing 17.5m monopole with 6 no. antennas for a 25m monopole with 3 no. antennas and ancillary work thereto

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	NORTHCROFT	18/00150/PASSHE	18 Grove Road, Newbury for Roy Tingay	Single storey rear extension (conservatory): 5.0m from rear wall, 3.0m maximum height, 2.1m eaves height

PLANNING AND HIGHWAYS COMMITTEE MEETING

12 FEBRUARY 2017

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03317/HOUSE	18 Sidestrand Road, Newbury for Janek Brzoza-Komendera	Two dormers to be erected on single storey attached to the existing property. Retrospective.	Object. 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.
WBC final decision – Approved Retrospective			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/02315/LBC	Arcade House, The Arcade, Newbury for Munro Properties LTD	Change of use from commercial (office) premises to three residential flats.	Objection to no car parking provision and to loss of office/commercial use.
WBC final decision – Approved			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/02312/FULD	Arcade House, The Arcade, Newbury for Munro Properties LTD	Change of use from commercial (office) premises to three residential flats.	Objection to no parking provision and loss of commercial use.
WBC final decision – Approved			