

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 12 FEBRUARY 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Tony Stretton.

**In Attendance**

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

**133. APOLOGIES**

Councillors John Gardner, Dave Goff, Kuldip Singh Kang and Andrew Steel.

**134. 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 Miles Evans declared that he had a personal interest and took no part in the vote: **18/00215/ADV**

In considering the following application, Councillor Adrian Edwards declared that he had a prejudicial interest and took no part in the vote: **18/00078/LBC2**

**135. MINUTES**

**PROPOSED:** Councillor Elizabeth O'Keeffe  
**SECONDED:** Councillor Jeff Beck

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 22 January 2018, be approved and signed by the Chairperson.

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

There were none.

**137. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**138. SCHEDULE OF PLANNING APPLICATIONS**

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

Application no. 18/00226/RESMAJ Councillor Adrian Edwards abstained on the resolution to no objection.

**139. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**140. PLANNING DECISIONS**

Information was received and noted by the committee.

**141. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 16/03437/FUL - TO REPLACE THE EXISTING UNAPPROVED FENESTRATION WITH FENESTRATION TO MATCH THOSE APPROVED BY WBC'S CONSERVATION OFFICER, BUT USING A DIFFERENT MATERIAL FOR THE FLAT, THE NAGS HEAD, 91 BARTHOLOMEW STREET, NEWBURY.**

It was agreed that there would be no changes to Members' previous comments.

**142. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 17/02461/PACOU - APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE CHANGE OF USE OF OFFICE (CLASS B1) TO 24 RESIDENTIAL DWELLINGS. FOR LEAT HOUSE, OVERBRIDGE SQUARE, HAMBRIDGE LANE, NEWBURY FOR OVER BRIDGE DEVELOPMENT LTD**

It was agreed that there would be no changes to Members' previous comments.

**143. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 17/01808/OUTD – OUTLINE APPLICATION FOR ERECTION OF DWELLING WITH INTEGRAL GARAGE. MATTERS TO BE CONSIDERED: ACCESS FOR GARDEN LAND AT 5 NORMAY RISE, NEWBURY.**

It was agreed that there would be no changes to Members' previous comments.

- 144. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 16/03562/OUTD – RENEWAL OF APPLICATION NO 01/00254.  
DEMOLITION OF EXISTING DWELLING HOUSE, REDEVELOPMENT WITH  
RESIDENTIAL CARE HOME – MATTERS TO BE CONSIDERED ACCESS, LAYOUT &  
SCALE FOR UPCOT, TYDEHAMS, NEWBURY**

It was agreed that there would be no changes to Members' previous comments.

- 145. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

As there had been no meeting of the WAP there was nothing to discuss at this time.

- 146. SANDLEFORD PARK WORKING GROUP – UPDATE**

It was agreed that the Chief Executive Officer would write to both Developers to enquire about progress and moving forward with planning applications.

- 147. NEWBURY TOWN PLAN**

It was noted that the Town Plan was agreed for public consultation at the Full Council meeting on 29 January. Public consultation will run until Sunday 18<sup>th</sup> March 2018.

There is to be a Coffee Morning Held at the Town Hall Saturday 24<sup>th</sup> February 2018, from 10.00 to 13.00, to share information about the Town plan with members of the public who may ask any questions to councillors or members of the steering group, who will be available to volunteer for the Coffee Morning.

Councillor Anthony Pick will give a presentation on the Town Plan to the Newbury Society on the 8<sup>th</sup> March 2018.

- 148. TOWN DESIGN STATEMENT**

Following the public consultation on the Town Design Statement last November, the Working Group met on 7<sup>th</sup> February to consider the responses received. The responses were from Dr. David Peacocke and statutory consultees. The Working Group accepted almost all of the WBDC recommendations and invited Dr. Peacocke to clarify his submission. The Working Group will send its recommendations to the Committee for approval.

The Working group also considered the objective in the Council's Strategy that there should be an additional chapter in the TDS to consider the Canal Corridor in Newbury. In order to progress this, members of the Council are invited to walk the canal from the Town Hall to the western boundary of the parish, starting from the Town Hall, at 2.00pm on 28 February 2018.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING  
CLOSED AT 20.55 PM.**

**CHAIRPERSON**

## PLANNING AND HIGHWAYS COMMITTEE MEETING

## SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">17/03548/HOUSE</a>	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	No objection	<a href="#">17/03292/FULD</a>	Land North of Ham Hill, London Road Newbury for Millwaters Trust	S73A. Variation of Condition 1 – Approved Plans, of approved application <a href="#">17/02445/FULD</a> .
3	Declared Invalid	<a href="#">17/03312/FULMAJ</a>	Newbury Business Park, London Road, Newbury for Stonegate Land and Property	Proposed development of 10 two bedroom flats
4	No objection	<a href="#">17/03474/COMIND</a>	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 <a href="#">16/01173/COMIND</a> - Construction of two 2 storey office buildings (B1a) with parking and landscaping.
5	No objection	<a href="#">18/00152/HOUSE</a>	44 Harrington Close, Newbury for Jennifer Currie	Erection of a conservatory to the rear with hipped lean to glass panelled roof
6	No objection	<a href="#">18/00258/HOUSE</a>	4 Regnum Drive, Shaw, Newbury for Mr S Pitt and Mrs L Vivian	Proposed 2 storey side and single storey rear extensions
7	No objection	<a href="#">18/00043/HOUSE</a>	11 Cary Close, Newbury for Mr & Mrs Austen	Single storey rear extension and new porch.
8	No objection	<a href="#">18/00075/HOUSE</a>	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	No objection	<a href="#">18/00066/FUL</a>	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	No objection	<a href="#">17/03550/HOUSE</a>	7 Castle Grove, Newbury for Mr & Mrs Cook	Two storey side extension.
11	Support/comment: The bridge was designed in Brunel's office and is an important heritage asset for Newbury	<a href="#">18/00092/LBC2</a>	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	No objection	<a href="#">18/00079/HOUSE</a>	86 Russell Road, Newbury for Beth Graham	Small ground and first floor extensions
13	No objection	<a href="#">17/03482/HOUSE</a>	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	No objection, on condition that the Conservation Officer is content	<a href="#">18/00078/LBC2</a>	Upper Raymonds Almshouses, Newtown Road, Newbury for	Application for the overhaul and repair of the existing windows with 6 new opening light

			Newbury Almshouses Trust	casements within existing windows, re-leading or replacement of leaded lights to top section of windows
15	No objection	<a href="#">18/00082/HOUSE</a>	30 Porchester Road, Newbury for Keith Terrell	Ground floor rear and side extension
16	No objection	<a href="#">18/00132/HOUSE</a>	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	No objection, provided that the observations of the Highways Officer are attended to	<a href="#">18/00183/HOUSE</a>	6 Bruan Road, Newbury for Mr Dinesh GarehalliGopal & Ms Rajini Jairaj	Single storey front and rear extension
18	No objection	<a href="#">18/00188/HOUSE</a>	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	Objection/comment: The principle of the extension is accepted, but the proposed gable end will have an overbearing effect on 10 Robins Close and will be out of keeping with the other bungalows in the road. A hipped roof should be built instead, and would not detract from the benefit of the extension to the property	<a href="#">18/00222/HOUSE</a>	12 Robins Close Newbury FOR Mr & Mrs Robinson	Single storey rear and front extension
20	Objection/Comments: 1) At over 3 metres, the garden building will be of excessive height and will overlook neighbouring gardens. 2) If the application is accepted, a condition should be applied which prevents the accommodation being sold separately from the principal dwelling	<a href="#">18/00256/HOUSE</a>	89 Enborne Road, Newbury for Abie Genko	Proposed garden storage building and workshop with Au Pair accommodation above
21	Support/comment: The signage will be great improvement for the building	<a href="#">18/00030/ADV</a>	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	No objection	<a href="#">18/00178/FUL</a>	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	Application was withdrawn	<a href="#">17/03511/HOUSE</a>	23 Newport Road, Newbury for Martin Hawkins	S73 Variation of condition 2 – approved drawings of planning permission <a href="#">17/00171/HOUSE</a>

24	Objection. We do not object to the principle of developing the site, and we note the inclusion of electric vehicle charging points. 1) The proposed flats are far too small to provide an acceptable quality of accommodation. 2) The absence of affordable housing is not acceptable, and the usual ratios of affordable housing should be applied. General observations, to be considered at the appropriate time: 3) Past experience of developments in West Street is that construction methods may risk causing considerable inconvenience to neighbours. 4) Given the location, a good design and appearance will be critical. 5) In accordance with the draft Town Plan, the visual harmony and materials of neighbouring buildings should be respected	<a href="#">18/00207/OUTMAJ</a>	1 West Street, Newbury for Rissance Limited	Outline application for development of 20 residential apartments. Matters to be considered: Access, Layout and Scale
25	No objection	<a href="#">18/00215/ADV</a>	17 Cheap Street, Newbury for Henry Ireson	Fascia shop front sign
26	No objection. Comments: 1) In accordance with the draft Town Plan, locally compatible materials such as Berkshire brick should be employed. 2) The agreed ratio of affordable accommodation should be observed. 3) Permeable paving should be employed to limit flooding risk. 4) Given the site, the agreed condition of an archaeological survey is important.	<a href="#">18/00226/RESMAJ</a>	31-34 Bartholomew Street Newbury for Rissance Ltd	Approval of reserved matters following Outline planning permission <a href="#">16/01942/OUTMAJ</a> . Matters seeking consent: Landscaping and Appearance
27	No objection	<a href="#">17/03538/HOUSE</a>	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	No objection/comment: implication of construction parking Needs to be addressed	<a href="#">17/03525/FUL</a>	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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">18/00150/PASSHE</a>	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

Draft