

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 5 MARCH 2018 AT 7.30PM.

PRESENT

Councillors Jeanette Clifford; Jo Day; Adrian Edwards; John Gardner; Dave Goff; Sarah Greenall (named substitute); Kuldip Singh Kang; Anthony Pick (Chairperson); Tony Stretton.

In Attendance

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

149. APOLOGIES

Councillors, Jeff Beck; Miles Evans; Elizabeth O’Keeffe and Andrew Steel.

150. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeanette Clifford, 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 made the following statement on behalf of Councillors 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."

In considering the following application, Councillor Adrian Edwards declared that he had a prejudicial interest and took no part in the vote: **18/00410/HOUSE**

In considering the following application, Councillor Tony Stretton declared that he had a prejudicial interest and took no part in the vote: **18/00299/HOUSE**

In considering the following application, Councillor Kuldip Singh Kang declared that he had known the neighbours: **18/00410/HOUSE**

In considering the following application, Councillor Jeanette Clifford declared that she had known the neighbours: **18/00212/HOUSE**

151. MINUTES

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Tony Stretton

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 12 February 2018, be approved and signed by the Chairperson with the following amendment:

Minute no. 148 - the removal of the “e” from the end of Dr David Peacock’s name.

152. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

153. MEMBERS' QUESTIONS AND PETITIONS

There were none.

154. SCHEDULE OF PLANNING APPLICATIONS

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

155. PLANNING DECISIONS

Information was received and noted by the committee.

156. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

One case regarding Land at Rugby Club, Monks Lane for West Berkshire Council, which was approved.

157. SANDLEFORD PARK WORKING GROUP – UPDATE

The CEO reported on responses that he had received from the developers at Sandlesford. Bloor Homes are reviewing the matter internally and hope to update members in the next month. Donnington New Homes are looking to submit a planning application for the Western portion of scheme around mid-March, the same time as Bloor Homes submit their next application.

158. NEWBURY TOWN PLAN

The Council held a successful Coffee Morning in the Town Hall on Saturday 24th February 2018, in which 226 members of the public and 14 member and partners attended. 27 written consultation responses were received at the coffee morning along with the 60+ responses already received online the consultation will continue to run until 18th March 2018.

Councillor Anthony Pick is presenting the Town Plan to Newbury Society on Thursday 8th March 2018.

159. WEST BERKSHIRE DISTRICT COUNCIL CONSULTATION LOCAL PLAN AND SCOPING REPORT

Members considered the draft response circulated with the agenda and agreed, subject to minor amendments on the response to the Consultation on West Berkshire Local Plan Review to 2036 Scoping Report.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING
CLOSED AT 20.35.**

CHAIRPERSON

Draft

PLANNING AND HIGHWAYS COMMITTEE MEETING

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

| RUNNING ORDER | RESOLUTION | APPLICATION NUMBER | LOCATION AND APPLICANT | PROPOSAL |
|---------------|--|--------------------------------|--|--|
| 1 | No objection | 18/00320/HOUSE | 1 Collins Close, Newbury for Mr & Mrs Williams | Demolish conservatory and replace with new single storey rear extension, to create open plan kitchen and dining room |
| 2 | No objection | 18/00302/HOUSE | The Chase, Garden Close Lane, Newbury for Mr & Mrs Allen | Proposed porch internal floor area (5m ²) to front of existing house |
| 3 | Support/comment: A worthy objective and good use of the land. Subject to the steps required by Environmental Health to deal with any previous land contamination | 18/00283/FUL | Mencap Centre, Enborne Gate, Newbury for West Berkshire Mencap | Change of use of agricultural land adjacent to Mencap Centre, and installation of polytunnels, porta cabins and storage container to use for therapeutic horticulture and crafts for adults with learning disabilities |
| 4 | No objection, subject to the requirement of the Highways Officer that the driveway be widened to 7.2 m to compensate for the loss of the garage. | 18/00323/HOUSE | 21 Kingsland Grange, Newbury for Mr & Mrs Collins | Demolition of existing porch/conservatory. Single storey rear extension with partial conversion of garage and new front porch |
| 5 | No objection | 18/00287/HOUSE | 32 Montgomery Road, Newbury for Mr Johnson | Proposed porch to the front of the property |
| 6 | No objection. As this application will add a fourth bedroom, it should be checked that on-site parking capacity is sufficient | 18/00337/HOUSE | 2 Kennedy Close, Newbury for Ms Vikki Goldsmith | Proposed ground floor side extension, loft conversion, floor plan re-design and all associated works |
| 7 | Objection. 1) Holborne Close is composed of bungalows, and the addition of a second floor would be out of keeping with the neighbouring properties and the street scene. 2) The proposed first-floor bedrooms would overlook the garden of 5 Holborne Close. | 18/00299/HOUSE | 7 Holborne Close, Newbury for Mr Ross | Conversion of existing attic into two bedrooms and addition of two storey side extension to create a one bedroom annexe, additional off street parking and widening access, and sheds to rear garden area |
| 8 | No objection, provided that on-site parking is provided consistent with the proposed fifth bedroom | 18/00354/HOUSE | 12 Normay Rise, Newbury for Mr & Mrs Gage | First floor rear extension giving an additional bedroom |
| 9 | No objection | 18/00410/HOUSE | 37 Fifth Road, Newbury for Mr & Mrs Staunton | Single storey extension and garden room |
| 10 | No objection, subject to the steps required by the Tree Officer for tree protection. | 18/00212/HOUSE | Fairacre, Speen Lane, Newbury for Mr & Mrs Lupton | Extend balcony, new stairs access to rear garden, new railings and shade canopy with associated landscape works |

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|----|---|--------------------------------|---|---|
| 11 | No objection | 18/00370/FUL | Waitrose Ltd, Oxford Road, Newbury for Waitrose Ltd | Installation of 2no. new automatic number plate recognition cameras and 2no. galvanised steel camera columns to the Waitrose car park |
| 12 | No objection | 18/00372/FUL | Northcroft Recreation Centre, Northcroft Lane, Newbury for West Berkshire Council | Demolition of subsiding existing chemical store extension and construction of new larger chemical store with independent secure bunded compartments for storage of pool treatment chemicals, in accordance with current storage regulation requirements |
| 13 | Objection/Comments. 1) This proposed very large extension will be out of scale with the existing house and will overlook the gardens of the neighbouring 18 and 22 Wendan Road. 2) The site plan does not show how the parking spaces required by the Highways Officer will be provided | 18/00473/HOUSE | 20 Wendan Road, Newbury for Mr & Mrs Greaves | Demolition of existing garage and conservatory, replace with part single / part two storey rear / side extension with new front porch and garage |
| 14 | No objection | 18/00343/FUL | Highway, Canal View Road, Newbury for Mr Mehmet Dogdu | To operate a kebab van between 4.00pm and 11:00pm at Canal View Road |
| 15 | No objection, provided that the new roof tiles are consistent with the existing tiles and the conditions required by the Conservation Officer are observed | 18/00237/LBC2 | 113 Bartholomew Street, Newbury for Star Pubs and Bars Ltd | Renewing roof tiles throughout |
| 16 | No objection | 18/00434/HOUSE | 3 Denmark Road, Newbury for Karen Foster | Detached single garage |
| 17 | Objection/Comment: There appears to be insufficient parking for the delivery and collection of the goods to be auctioned, and for the use of staff and customers. | 18/00371/FUL | Unit 5, Plenty Close, Newbury for Special Auction Services | Change of use of Unit 5, Plenty Close from B1, B2 and B8 to an Auction House (Sui Generis planning use) |