

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 26 MARCH 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Adrian Edwards; Lynne Doherty (named substitute); John Gardner; Elizabeth O’Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel.

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Margaret Gore, Corporate Services Officer

**160. APOLOGIES**

Councillors Jeanette Clifford, Jo Day, Miles Evans, Dave Goff.

ABSENT: Councillor Tony Stretton.

**161. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, 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 Lynne Doherty 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 John Gardner declared that he had been lobbied by the neighbours: **18/00614/HOUSE**

In considering the following application, Councillor Elizabeth O’Keeffe declared that she had met with the applicant: **18/00195/HOUSE**

**162. 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 5 March 2018, be approved and signed by the Chairperson.

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

There were none.

**164. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**165. SCHEDULE OF PLANNING APPLICATIONS**

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

**166. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**167. SCHEDULE OF PLANNING DECISIONS**

Information was received and noted by the Committee.

**168. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 17/01333/LBC2 – 154 BARTHOLOMEW STREET, NEWBURY -  
CHANGE OF USE OF FIRST, SECOND AND THIRD FLOOR FROM OFFICE (B1) TO  
RESIDENTIAL USE (C3) TO FORM 2X 2 BED AND 1X 1 BED APARTMENTS.**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Elizabeth O'Keeffe

**RESOLVED:** That Newbury Town Council's original comment of "No objection" be amended to say: "We support the position of West Berkshire Council's Conservation Officer, that the proposed dormer windows would damage the architectural integrity of the Grade II listed building, break the existing roof form, and be out of keeping in the Conservation Area."

**169. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

One case regarding Land south of Newbury College, Monks Lane for West Berkshire Council, which was approved.

**170. NEWBURY TOWN PLAN**

The CEO, Mr Hugh Peacocke informed Members that the consultation closed on 18<sup>th</sup> March 2018 and that 101 responses had been received from various interested parties. These will now be summarised and considered by the Steering group, which will convene before the end of April. It is the intention to bring the final draft of the Town Plan to Council for approval in June.

**171. SANDLEFORD PARK WORKING GROUP – UPDATE**

There were no updates.

**172. PRESENTATION OF PLANNING APPLICATIONS AT COMMITTEE MEETINGS**

**PROPOSED:** Councillor Adrian Edwards

**SECONDED:** Councillor Kuldeep Singh Kang

**RESOLVED:** That the digital presentation of plans for future meetings of the Committee be approved and that the purchase of a larger screen and a better projector at an estimated cost of £1,500 be approved. It was suggested that a projector be sort that has the ability to "Zoom in" and with the possibility of it being "Bluetooth" capable.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.23HRS**

**CHAIRPERSON**

Draft

## PLANNING AND HIGHWAYS COMMITTEE MEETING

## SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">18/00574/ADV</a>	Turnpike Industrial Estate, Turnpike Road, Newbury for Greenham Trust	Two free standing advertisements at the entrance to Turnpike Industrial Estate
2	<p>Objection/comment:</p> <p>1) Newbury Business Park is zoned for business development, not housing, in the Core Strategy, and the application would contravene our policy of encouraging new business to come to Newbury.</p> <p>2) The site is unsuitable for residential development as it is not close to schools and shops, and business traffic patterns are unsafe for children.</p> <p>3) The development would put at risk two mature and attractive Scots Pines on the site.</p> <p>4) The space has already been allocated as amenity space for the flats planned under Permitted Development Rights for the adjoining Riverdale Court.</p>	<a href="#">18/00440/FULMAJ</a>	Newbury Business Park, London Road Newbury for Stonegate Land and Property	Proposed development of 10 x 2 bedroom flats
3	No objection	<a href="#">18/00526/HOUSE</a>	3 Reed Walk, Newbury for Mrs Ford	Rear single storey flat roof extension to provide kitchen. Front porch extension, internal alterations to provide ground floor shower room and sleeping accommodation
4		<a href="#">18/00504/CERTE</a>	53B Kingsbridge Road, Newbury for Mr & Mrs Dearlove	Certificate of lawfulness of existing office use
5	No objection	<a href="#">18/00629/HOUSE</a>	55 Essex Street, Newbury for Mr & Mrs T Williams	Two storey extension to rear of dwelling
6	No objection	<a href="#">18/00517/HOUSE</a>	6 Cary Close, Newbury for Mrs Appleby	Proposed rear conservatory and front porch
7	Objection/Comment: the proposed development is disproportionately large in relation to the existing dwelling and would deny light to and overlook the neighbours. We suggest that discussions take place between the	<a href="#">18/00541/HOUSE</a>	37A Russell Road, Newbury for Peter Richardson	Demolish single-storey garage and rear conservatory. Proposed two-storey side and rear extensions and loft conversion, to create large family home. Widen existing dropped kerb access to provide 4no off-road parking spaces

	applicant and the neighbours to address their concerns by suitable modifications. A possible solution could be that the new roofline is hipped rather than gabled.			
8	No objection	<a href="#">18/00424/HOUSE</a>	10 St Georges Avenue, Newbury for Mr & Mrs Horton	Erection of a single storey rear extension
9	No objection	<a href="#">18/00494/FUL</a>	Unit 14, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Limited	Change of permitted use from A1 to A3
10	Objection/Comment: the proposed extension would overshadow and deny light to the garden room of 69 Rectory Close. As this has been the main living room of 69 Rectory Close for 15 years, it would adversely impact their quality of life.	<a href="#">18/00614/HOUSE</a>	67 Rectory Close, Newbury for Mrs C Archibald	Single storey rear extension and associated internal alterations
11	<p>Objection/comment:</p> <p>1) The proposed development would be disproportionately large and monolithic, out of keeping with the Conservation Area.</p> <p>2) We support the position of the Newbury Society, that its overbearing height would compromise the setting of the Grade II* listed 28 Bartholomew Street. We do not agree with the applicant's assertion that 28 Bartholomew Street is "unremarkable". We consider that 28 Bartholomew Street is a distinguished 18th Century building whose character enhances the street scene, which should be protected.</p> <p>3) We agree with the objection of the Highways Officer to the removal of existing parking spaces and the lack of sufficient parking for the proposed flats.</p> <p>4) The location of bicycle stores on each floor would be inconvenient to residents; bicycle stores should be located on the ground floor according to normal practice.</p>	<a href="#">18/00382/FULEXT</a>	25 Bartholomew Street, Newbury for Emarek Ltd	Erection of 8no. Apartments, conversion, extensions (rear and third floor) and alterations to existing building to create 16no. Residential units (C3) and retail space (A1) at ground floor level. Associated parking, turning, landscaping, amenity space, and storage for bicycles and refuse

12	No objection/comment: provided that the parking requirements are implemented	<a href="#">18/00325/HOUSE</a>	15A Newport Road, Newbury for Alan Kermarrec	Garage conversion and porch extension
13	Objection/Comment: overshadowing and loss of light to the living accommodation of 62 York Road	<a href="#">18/00547/HOUSE</a>	61 York Road, Newbury for Husky Design Ltd	Additional alteration to the rear of the premises, extending dormer and additional roof lights to front of the house
14	Objection/comment: the proposed extension would overshadow and deny light to the courtyard of the Grade II listed 89 Shaw Road, the courtyard of 89A Shaw Road, and the five houses in Wheatsheaf Lane. The plans are not of good enough quality to assess the effects of the application correctly. No orange notice has been erected.	<a href="#">18/00195/HOUSE</a>	87 Shaw Road, Newbury for Mr J Howell	Two storey extension to rear elevation
15	No objection	<a href="#">18/00276/LBC2</a>	4A Mansion House Street, Newbury for The Thomas Gray Partnership Ltd	Installation of a new fibre optic cable for provision of internet services
16	Objection/comment: we consider that the requirement of the original application 17/03116 to erect an acoustic fence were based on sound grounds and should be implemented	<a href="#">18/00544/COMIND</a>	Car Park Land at B S T Fitness, Park Way, Newbury for Rotterdam Properties Ltd	Section 73A: Removal of condition 5 'acoustic fence' of previously approved application 17/03116/COMIND
17	No objection	<a href="#">18/00307/RESMAJ</a>	Land East Of Tull Way, Thatcham for Bloor Homes	Approval of reserved matters following appeal permission APP/W0340/W/16/3163018 (outline application for the erection of 75no. dwellings associated access and public open space. Matters to be considered: Access). Matters to be considered: Appearance, Landscaping, Layout and Scale
18	No objection	<a href="#">18/00529/FULEXT</a>	Land West Of New Road North Of Pyle Hill Newbury for Rivar Ltd	Erection of 36 dwellings, roads, ancillary structures, amenity open space and landscaping, with access to New Road.
19	Objection/comment: Nine fascia signs are an excessive number for marketing purposes	<a href="#">18/00179/ADV</a>	Land On North Side Of Pyle Hill Newbury Berkshire for David Wilson Homes	9 x Fascia signs to marketing suite
20	No objection	<a href="#">18/00180/ADV</a>	Land On North Side Of Pyle Hill Newbury Berkshire for David Wilson Homes	Signage to Temporary marketing cabin
21	No objection	<a href="#">18/00390/FUL</a>	Land On North Side Of Pyle Hill Newbury Berkshire for David Wilson Homes	Temporary marketing cabin and flagpoles

## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection/comment: a planning application should be submitted. Alternatively, an Article 4 Direction should be sought. The zoning of land for commercial use in the Local Plan should be respected, in order to support the encouragement of businesses to come to and remain in Newbury. The site is unsuitable for residential development as it is not close to schools and shops, and business traffic patterns are unsafe for children. There is a risk that future applications for commercial purposes will be compromised by the residential requirements of commercial accommodation which has been converted	<a href="#">18/00631/PACOU</a>	Emerald House, Newbury Business Park, London Road Newbury for Lipman Properties	Change of use from offices (B1a) to 138 residential units (C3)
2	No objection	<a href="#">18/00613/PASSHE</a>	50 Conifer Crest, Newbury for Mr & Mrs Rider	Single storey rear extension 6.825m from rear wall x 2.63m maximum height x 3.66m at eaves