

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 16 APRIL 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jo Day, Adrian Edwards; Miles Evans; John Gardner; Elizabeth O’Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Tony Stretton .

**In Attendance**

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

**173. APOLOGIES**

Councillors Jeanette Clifford, Dave Goff & Andrew Steel.

**174. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, 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: "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, Councillors Elizabeth O’Keeffe, Jo Day & John Gardner declared that they had a prejudicial interest and took no part in the vote:

**18/00644/REM**

**175. 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 26<sup>th</sup> March 2018, be approved and signed by the Chairperson.

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

There were none.

**177. MEMBERS’ QUESTIONS AND PETITIONS**

There were none.

**178. SCHEDULE OF PLANNING APPLICATIONS**

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

**179. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**180. SCHEDULE OF APEAL DECISIONS**

Information was received and noted by the Committee.

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

Information was received and noted by the Committee.

**182. NEWBURY TOWN PLAN**

The Chief Executive Officer, informed Members that the consultation closed on 18<sup>th</sup> March 2018 and that over 100 responses had been received and these would be considered at the next Steering Group meeting on the 25<sup>th</sup> April 2018. It is the intention to bring the revised draft of the Town Plan to this Committee and then to Full Council for approval by the end of June 2018.

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

The Committee have been informed that both Bloor Homes and Donnington New Homes have submitted new planning applications for the entire Sandleford site. The agent for both applications has also offered to present to the Committee regarding these valid applications.

The Committee agreed that two Special Meetings of the Planning and Highways Committee be held, the first to be a public consultation meeting and the second to determine the Council's response. The applicants and their agent(s) would be invited to both meetings, as well as the public.

**184. SUITE 1 - LEASE ASSIGNMENT**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** That the Committee approves the assignment of the lease with Sandra and Russell Weir for Suite 1 to Living Saucha Limited, and the related rent deposit deed, and that the Council's seal be affixed to the assignment deed

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.54 HRS**

**CHAIRPERSON**

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection/comment: We advise the applicant to consult Environmental Health on any actions needed to soundproof the proposed music room	<a href="#">18/00695/HOUSE</a>	2 Monica Gardens, Newbury for Neil Phillips	First floor extension over existing garage to create a music room
2	No objection	<a href="#">18/00779/HOUSE</a>	50 Conifer Crest, Newbury for Mr & Mrs Rider	Two storey side extension including remodelling of property with lean to porch roof, sash window, slate roof, render and cladding to walls
3	No objection	<a href="#">18/00718/ADV</a>	Unit 14, Newbury Retail Park, Pinchington Lane, Newbury for Mountain Warehouse	Proposed 1 x fascia sign
4	No objection	<a href="#">18/00093/LBC2</a>	50 Cheap Street, Newbury for Harris Hair	Repair and replace rotten wood surrounding windows and door on ground floor
5	No objection	<a href="#">18/00772/HOUSE</a>	48 Kings Road, Newbury for Mr Resteghini	2 storey and single storey extensions
6	Objection/comment: The Tree Officer has recommended that the proposed box species is susceptible to a fungal disease, and has advised a number of alternates	<a href="#">18/00644/REM</a>	108 Bartholomew Street, And Land To The Rear Of, Newbury for Ressance Limited	Reserved matters application following approval of outline planning permission 17/00517/OUTD - Matters to be considered: Landscaping
7	<p>Objection/comment:</p> <p>1) The proposed building would not respect the curtilage of the Grade II listed 39 Oxford Street, part of the historic Georgian entrance point to Newbury.</p> <p>2) The building design will be out of keeping with the neighbouring buildings.</p> <p>3) Traffic from the site will conflict with traffic from the neighbouring surgery, users of the adjoining car park, and users of the public car park sharing the access road from Strawberry Hill. This conflict will in our view occur especially at the exit to Strawberry Hill.</p> <p>4) We believe that certain residents in Oxford Road have right of use of the present car park.</p>	<a href="#">17/03526/FULD</a>	Land To The Rear Of, 39 Oxford Street, Newbury for Trustees Of Festival House Business Centre Pension Fund	Erection of 1no. 1 bedroom and 1no. 2 bedroom flats with associated parking and private amenity space

	<p>5) The site is unsuitable for access by recycling vehicles. No reference to this appears in the application documents.</p> <p>6) The application would set a bad precedent for further developments on the site.</p>			
8	No objection/comment: We share the concern of the Highways Officer that space should be retained on the site for delivery vehicles.	<a href="#">18/00674/FUL</a>	12 Market Place, Newbury for J D Wetherspoon	Extension of existing beer garden to rear of existing pub
9	Support/comment: We wish Newbury News Ltd to continue to flourish. It should be confirmed that 17 car parking spaces will be sufficient for employees and visitors. We assume that the site will not be used for distribution of the newspaper, for which it would not appear suited.	<a href="#">18/00792/FUL</a>	Whitequay Ltd, Faraday Road, Newbury for Newbury News Ltd	Change of use of existing motor dealership (Sui Generis) to Offices (B1 (a)) with associated parking
10	No objection/comment: We share the concern of the Highways Officer that space should be retained on the site for delivery vehicles.	<a href="#">18/00675/LBC2</a>	12 Market Place, Newbury for J D Wetherspoon	Extension of existing beer garden to rear of existing pub
11	No objection	<a href="#">18/00694/HOUSE</a>	121 Boundary Road, Newbury for Mr & Mrs Parker	Single storey rear extension following the demolition of existing. Conversion of existing loft with the creation of new rear dormer and front roof lights
12	No objection	<a href="#">18/00700/ADV</a>	21 Northbrook Street, Newbury for Hog and Hedge Whiddon Down Services	1 x externally illuminated wooden planked fascia painted brand green with painted white letters A. 1 x non illuminated timber planked fascia painted brand green with white letters B. 1 x non illuminated wooden planked timber double sided panel on new steel bracket C. 1 x non illuminated sign written direct to painted brickwork D
13	No objection/comment: The archaeological survey mandated in the original planning consent should be carried out on site of the proposed marketing suite before it is built.	<a href="#">18/00389/FULD</a>	Land On North Side Of Pyle Hill, Newbury for David Wilson Homes	Marketing suite Plot 1 and associated flagpoles

## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection/comment: A check should be made to confirm that the proposed orangery will in fact be less than 8 metres beyond the rear wall.	<a href="#">18/00664/PASSHE</a>	17 Spencer Road, Newbury for Mr & Mrs G Bullard	Orangery extension. 7.991m beyond the rear wall, 3.525m height, 3.000m height at the eaves
2	No objection	<a href="#">18/00659/PASSHE</a>	7 Courtlands Road, Newbury for Henry Francis	Single storey extension across rear of existing property to accommodate kitchen and dining area. 5m extend beyond the rear wall, 3.5, height, 2.5 height at eaves