

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON WEDNESDAY 09 MAY 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jo Day; Lynne Doherty (named substitute); Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldeep Singh Kang; Tony Stretton.

In Attendance

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

185. APOLOGIES

Councillors Jeanette Clifford & Miles Evans
Absent: Councillor Andrew Steel

186. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, 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 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 Tony Stretton declared that he had a personal interest and took no part in the vote: **18/00876/FULD**

In considering the following application, Councillor Jeff Beck declared that he had a personal interest: **18/00876/FULD**

187. 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 16th April 2018, be approved and signed by the Chairperson.

188. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

189. MEMBERS' QUESTIONS AND PETITIONS

There were none.

190. SCHEDULE OF PLANNING APPLICATIONS

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

In considering the following application, Councillor Lynne Doherty declared that she had a personal interest: **18/00603/COMIND**

191. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

192. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Information was received and noted by the Committee.

193. NEWBURY TOWN PLAN

The Steering Group convened on the 25th April 2018, and reviewed the consultation responses. The draft is being amended where required following the consultation's accepted by the Steering Group the Draft Town Plan will be brought before the Planning & Highways Committee on the 18th June 2018, for review and recommendation to Full Council Monday 25th June 2018.

194. SANDLEFORD PARK WORKING GROUP – UPDATE

Newbury Town Council hosted a public meeting on the Sandleford proposals at Newbury Rugby Club on the 3rd May 2018. The event was very well chaired by Councillor Anthony Pick, with a high turn out of members of public. The Committee will hold a special meeting in the Council Chambers, Town Hall, Market Place on Monday 14th May at 7.30pm, where the two applications will be considered separately and the Committee will formulate its responses to each application.

195. PEDESTRIAN EXPERIENCE WORKING GROUP

Information was received and noted by the Committee.

196. PROPOSALS FOR EXPENDITURE OF COMMUNITY INFRASTRUCTURE LEVIES

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Jeff Beck

RESOLVED: That the £15,000 for Signage, is to be left at the discretion of the Chief Executive Officer, for further decisions with West Berkshire Council.

£5,000 be approved to delivering a tree planting programme to support the Town Design Statement and the implementation referred to Community Services. The proposals for £2,000 for Alignment of pedestrian Lights & £17,000 for Pedestrian crossing contribution at the top of Newtown Road were not approved.

197. CONSULTATION ON PROPOSED LOCAL DEVELOPMENT ORDER FOR GREENHAM BUSINESS PARK

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Lynne Doherty

RESOLVED: That the Committee supports the draft LDO for Greenham Business Park.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.54 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	18/00864/FULD	Nexus House, Lambourn House and Derby House, Newbury Business Park, London Road, Newbury for Jamie Patterson	S73. Variation of condition (1) approved plans of approved application 17/01886/FULD - Proposed external alterations to facilitate the conversion of Lambourn House, Derby House and Nexus House into 129 x 1 bed flats.
2	Objection/comment: The same reasons for refusal as the previously refused application 17/00772 apply. It would result in a terracing effect, detrimental to the present street scene, and constitute a bad precedent for other houses in the road. The resultant amenity space for the present and proposed house would be inadequate. The site sits at a 90° bend in the road, and access and egress from the site would be unsafe. Because of parking congestion, cars are frequently parked at or close to the corner. The site will be overshadowed by the trees on the eastern side of the road.	18/00876/FULD	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling
3	No objection	18/00848/HOUSE	9 The Gabriels, Newbury for Mr & Mrs Maynard	Demolish existing conservatory and construct a garden room with part tiled/part flat roof
4	No objection	18/01010/HOUSE	33 Montgomery Road, Newbury for Mr & Mrs C Phillips	Single storey extension to rear of 33 Montgomery Road with addition of front porch and window gables and render
5	No objection	18/00853/HOUSE	7 Salcombe Road, Newbury for Miss Jones	Single storey side Extension at rear of property
6	No objection	18/00623/HOUSE	5 Battle Road, Newbury for Mr Burnet	Single storey rear extension
7		18/00963/HOUSE	67 Gloucester Road, Newbury for Mr & Mrs L Maggs	Conversion of attic space and addition of front and rear dormers
8	No objection, on condition that the Conservation Officer is satisfied, and adequate provision is made for bicycle parking.	18/00581/FULD	43 Bartholomew Street, Newbury for Craftsman Newbury Ltd	Convert existing first and second floor office/flat and create new 1 x 1 bed flat.

9	No objection, on condition that the Conservation Officer is satisfied, and adequate provision is made for bicycle parking.	18/00582/LBC2	43 Bartholomew Street, Newbury for Craftsman Newbury Ltd	Convert existing first and second floor office/flat and create new 1 x 1 bed flat.
10	No objection	18/01026/HOUSE	41 Maple Crescent, Newbury for Mr & Mrs Calow	Proposed single storey rear extension, conversion of garage and new detached store
11	No objection	18/00891/HOUSE	19 Gloucester Road, Newbury for Mr & Mrs Sturgess	Proposed flat roof rear dormer and glazed lantern in kitchen roof
12	No objection	18/00571/FUL	127 Russell Road Newbury for Ashley Davis	Installation of a new PVCU window to side elevation
13	No objection	18/00720/HOUSE	78 Enborne Road, Newbury for Peter & Angela Hyde	Rear extension in place of existing conservatory
14	Objection/comment. The neighbouring house, No. 9, would be subject to overshadowing by the new extension	18/00852/HOUSE	7 Friars Road, Newbury for Jack & Hanna Trusler	Two storey side extension
15	No objection	18/00819/HOUSE	23 Newport Road, Newbury for Martin Hawkins	Two storey extension, with family room and play room at ground floor level and new master bedroom and en-suite at first floor level, with associated parking to rear garden
16	No objection	18/00999/ADV	2 Canal View Road, Newbury for Zillwoods Ltd	1 x No externally illuminated flex face, 2 x No folded powder coated pan
17	No objection	18/00957/FUL	Consort House, 42 Bone Lane, Newbury for Mr A Mahal	Changes to external facade with introduction and alteration of new and existing window and door openings
18	No objection/comment: We recommend installation of a dropped kerb, as advised, and support the condition requiring improved visibility splays.	18/00995/FUL	Consort House, 42 Bone Lane, Newbury for Orchard Investments (I) Ltd	Stopping up of existing vehicular access to parking area and creation of new vehicular access to Bone Lane
19	No Objection	18/00797/HOUSE	Newspaper House and Units Q1-Q5 Faraday Road, Newbury for Newbury News Ltd	Outline permission for demolition of existing Newspaper House and industrial units and redevelopment of the site for 82 flats and office accommodation together with parking and associated works. Matters to be considered: Access, Appearance, Layout and Scale
20	Objection/comments: 1) A transport statement should have been provided. We support the objection of the Highways Officer on grounds of reduced parking capacity. 2) We were advised that issues of parking and improved facilities for players are covered by a second planning application which is still being validated. We consider that the present	18/00603/COMIN D	Newbury Football Club, Faraday Road, Newbury for Newbury Community Football Group (NCFG)	Renewal and expansion of existing football pitch including artificial pitches

	planning application should only be considered jointly with this second one, in order to understand the complete range of facilities being proposed for players.			
--	--	--	--	--

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	18/00931/PASSHE	21 Orchard Close, Newbury for Mr & Mrs Eggleton	Single storey rear extension. 4.95m beyond the rear wall, 3.77m maximum height, 2.4m height at the eaves
2	No objection	18/00929/PASSHE	29 Priory Road, Newbury for Stuart Compton	Single storey rear extension adjoining existing garage to dwelling. Extend beyond the rear wall 3.765m, max height 3.9m and height at the eaves 2.7m