

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON WEDNESDAY 30 MAY 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck (Vice-Chairperson), Jeanette Clifford, Adrian Edwards, Miles Evans, John Gardner, Elizabeth O’Keeffe, Kuldip Singh Kang, Martha Vickers (named substitute).

In Attendance

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

The CEO, Hugh Peacocke, presided over the election of the Chairperson and Vice-Chairperson.

1. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

It was proposed by Councillor Adrian Edwards and seconded by Councillor Elizabeth O’Keeffe that Councillor Anthony Pick be elected Chairperson of the Planning & Highways Committee. There were no other nominations.

RESOLVED: That Councillor Anthony Pick be elected as Chairperson of the Planning & Highways Committee for the 2018/2019 Municipal year.

It was proposed by Councillor Adrian Edwards and seconded by Councillor Miles Evans that Councillor Jeff Beck be elected Vice-Chairperson of the Planning & Highways Committee.

It was proposed by Councillor Elizabeth O’Keeffe and seconded by Councillor Martha Vickers that Councillor John Gardner be elected Vice-Chairperson of the Planning & Highways Committee.

Members voted as follows: Four Members voted in Favour Of Councillor Jeff Beck and three Members voted in favour of Councillor John Gardner resulting in Councillor Jeff Beck being elected Vice-Chairperson.

RESOLVED: That Councillor Jeff Beck be elected Vice-Chairperson of the Planning & Highways Committee for the 2018/2019 Municipal year.

Councillor Jeff Beck presided over the remainder of the meeting.

2. APOLOGIES

Councillors Jo Day, Dave Goff, Anthony Pick, Tony Stretton.
Absent: Councillor Andrew Steel.

3. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford and Adrian Edwards 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 also made the following statement on behalf of Councillors Jeff Beck and Adrian Edwards who are Members of West Berkshire Council Planning Committees and Jeanette Clifford who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we 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 we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following application, Councillor Miles Evans declared a personal interest and took no part in the discussion or the vote: **18/01105/HOUSE**. (15 Sidestrand Road, Newbury for Matt Smith).

4. MINUTES

PROPOSED: Councillor Jeff Beck
SECONDED: Councillor Kuldip Singh Kang

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 9 May 2018, be approved and signed by the Chairperson.

PROPOSED: Councillor Jeff Beck
SECONDED: Councillor Kuldip Singh Kang

RESOLVED: That the minutes of a Special meeting of the Planning & Highways Committee held on Monday 14 May 2018, be approved and signed by the Chairperson with the following amendment:

Minute no: 200, paragraph 2 for both applications (18/00764/OUTMAJ & 18/00828/OUTMAJ), the words "A sum should be assigned by the developed to pay for it." should read:

- A sum should be assigned by the developer to pay for it.

5. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

6. MEMBERS' QUESTIONS AND PETITIONS

There were none.

7. SCHEDULE OF PLANNING APPLICATIONS

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

8. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

9. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

10. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

One application in Greenham, this application had previously been approved however, for technical reasons was resubmitted.

11. NEWBURY TOWN PLAN

The CEO, Hugh Peacocke, reported that the Town Plan Steering Group had met and considered the responses to the public consultation. A revised draft has been prepared and circulated to members of the Steering Group and this will be considered at the next meeting of this Committee. The Committee will make final recommendations to the Full council on 25 June, where the Plan will be presented for final approval

12. SANDLEFORD PARK WORKING GROUP – UPDATE

See minutes of Special meeting held on 14 May.

13. WORKING GROUP MEMBERS 2018/19

Councillor Miles Evans has been added to the Membership of the Heritage Working Group.

Councillor Martha Vickers had been omitted from the Membership of the Town Plan Working Group and this was amended.

No changes were proposed to the Pedestrian Experience Working Group membership

14. FORWARD WORKING PROGRAMME FOR PLANNING & HIGHWAYS COMMITTEE MEETINGS 2018/19

It was noted that the final draft of the Town Plan will be considered at the next meeting of this committee scheduled for Monday 18 June 2018.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.37PM.

CHAIRPERSON

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

| RUNNING ORDER | RESOLUTION | APPLICATION NUMBER | LOCATION AND APPLICANT | PROPOSAL |
|---------------|--|--------------------------------|--|--|
| 1 | No objection | 18/01084/HOUSE | 3 Wyndham Road, Newbury for Mr & Mrs Cockerell | Rear extension |
| 2 | No objection | 18/00908/HOUSE | 15 Cresswell Road, Newbury for Bronislaw and Patrycja Czajkowski | Paving blocks to the front of the property and part of left side garden to be used as off street parking |
| 3 | No objection | 18/01078/HOUSE | 5 Holborne Close, Newbury for Bridget Laxton | Section 73: Variation of condition 2 'Approved Plans' alteration of kitchen/utility area of previously approved application 17/03396/HOUSE: Single-storey rear extension to bungalow, convert single garage and other internal alterations. Replace flat roofs in front elevation with pitched gable roofs. Extend existing driveway and replace tarmac with permeable paving |
| 4 | No objection/comment: subject to the car parking requirements of the Highways Officer | 18/01105/HOUSE | 15 Sidestrand Road, Newbury for Matt Smith | Demolition of existing garage, construction of two storey rear extension, enclosure of existing car port and associated works |
| 5 | No objection/comment: subject to the Highways Officer and Tree Officers comments being implemented | 18/01206/HOUSE | 22 Sidestrand Road, Newbury for Ryan Pascoe | Two storey side extension and front porch to existing semi-detached house |
| 6 | No objection | 18/01128/HOUSE | 50 Conifer Crest, Newbury for Mr & Mrs Rider | Single storey rear extension with internal alterations |
| 7 | No objection | 18/01272/HOUSE | Squirrels, Woodridge, Newbury for Mr & Mrs Seymour | Extension and alterations to The Squirrels |
| 8 | No objection/comment: subject to the Highways Officer and Tree Officer's comments being implemented | 18/00948/FULD | Swallow, Chequers Hotel, 6 - 8 Oxford Street, Newbury for J Hughes | Change of use and conversion of existing storage building to 1 no. three-bedroomed dwelling with access from Pelican Lane |
| 9 | No objection/comment: subject to the Royal Berkshire Fire Brigades comments requiring sprinklers being implemented | 18/00949/LBC2 | Swallow, Chequers Hotel, 6 - 8 Oxford Street, Newbury for J Hughes | Change of use and conversion of existing storage building to 1 no. three-bedroomed dwelling with access from Pelican Lane |
| 10 | No objection, subject to the provision of a construction traffic management plan as requested by Highways. | 18/01073/LBC2 | 40 Bartholomew Street, Newbury for Mr Joseph Khan | Repair works to existing fabric, replacement of existing roof tiles, and battens, re-leading of existing dormer coverings, rebuilding of existing defective chimney, new design for north entrance doors, not build as approved application. Regularization of floor repairs |
| 11 | No objection | 18/00865/FULD | 86 Northbrook Street, Newbury for Highway Associates | Section 73: Variation of conditions 3: Refuse storage, 4: Protection from external noise, 6: |

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| | | | | Parking/turning, 9: Cycle storage, of approved application 17/02287/FULD: Conversion of rear first floor and first and second floor of Grade II listed building from B1 office to provide 4 no. two bed apartments. |
| 12 | No objection | 18/00869/LBC2 | 86 Northbrook Street, Newbury for Heighway Associates | Section 73: Variation of conditions 3: Refuse storage, 4: Protection from external noise, 6: Parking/turning, 9: Cycle storage, of approved application 17/02287/FULD: Conversion of rear first floor and first and second floor of Grade II listed building from B1 office to provide 4 no. two bed apartments |
| 13 | No objection/comment: The applicant should ensure that the furniture be kept within the designated area only. | 18/00966/FUL | The Elephant at The Market, 8 Market Place, Newbury for Revere | Change of use of front external area to allow for serving pavement food and drinks. Seating area to have removable canvas barriers and furniture |
| 14 | Support/comment: subject to the Royal Berkshire Fire Brigades comments requiring sprinklers being implemented | 18/01009/FULD | Island East Of Greenham Mill, Newbury for David Lane | Proposed canal boat maintenance and repair yard including metal workshop, timber workshop moorings, maintenance slipway, office, disabled WCs and living accommodation |
| 15 | No objection | 18/01080/FUL | The Newbury, 137 Bartholomew Street, Newbury for Greene King PLC | Single storey rear extension |
| 16 | No objection | 18/01081/LBC2 | The Newbury, 137 Bartholomew Street, Newbury for Greene King PLC | Single storey rear extension |
| 17 | Objection/comment: subject to the Environmental Services comment being implemented. Members feel that this iconic building should be preserved. The air quality in the area is not good due to the main road being so close to the property. There would be no parking for residents and there is no provision for cycle racks. | 18/01069/FULD | Prezzo, 58 Cheap Street, Newbury for Warrant Investments Plc | Change of use of the first floor from Class A3 to Class C3 use, together with the conversion of the roof space in order to form a total of 3No. Residential flats (1 x 1 bed and 2 x 2 bed), and associated external alterations. |
| 18 | No objection/comment: the Conservation Officer should keep a strict eye on the application to ensure the correct materials are used | 18/01083/LBC2 | Tudor Lodge, Stroud Green, Newbury for Mathew Williamson | Replace lead light Window destroyed by fire, re-plaster snug walls with lime plaster; fit new lath and lime plaster ceiling to enclose charred joists; clean charred wood from exposed beams |
| 19 | No objection | 18/01113/HOUSE | 123 Boundary Road, Newbury for Mr Long | Single storey rear infill lean to roof and associated works. |
| 20 | No objection/comment: subject to the Highways conditions being implemented | 18/01134/HOUSE | 31 Newport Road, Newbury for Mr & Mrs Warren | Additions to include new front porch, single storey rear extension and flat roof dormer |

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| 21 | No objection | 18/01234/FUL | Unit Q5, Faraday Road, Newbury for Mrs B's Kitchen LTD | Partial change of use from B1 to A3. Conversion of existing loading bay to create shop front with canopy behind shutter and outside cafe seating area. Vent for extraction system. Display of advertisement |
| 22 | No objection | 18/01235/ADV | Unit Q5, Faraday Road, Newbury for Mrs B's Kitchen LTD | Partial change of use from B1 to A3. Conversion of existing loading bay to create shop front with canopy behind shutter and outside cafe seating area. Vent for extraction system. Display of advertisement |
| 23 | Objection/comment: this is a retrospective application. Members feel that the windows should be replaced like for like, no use of UPVC; rendering to be removed | 18/01242/FULD | 11 London Road, Newbury for Richard Jones | Section 73A: Variation of conditions 2: Approved drawings, 4: Window/door details, of planning permission 16/01686/FUL |

APPLICATION FOR PRIOR APPROVAL

| RUNNING ORDER | RESOLUTION | APPLICATION NUMBER | LOCATION AND APPLICANT | PROPOSAL |
|---------------|--|---------------------------------|---------------------------------------|--|
| 1 | No comment due to insufficient information | 18/01271/PASSHE | 126 Craven Road, Newbury for Mr Shore | Single storey rear extension. Extend beyond the rear wall 4.4m, maximum height 2.8m and height at the eaves 2.8m |