

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 18TH JUNE 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Adrian Edwards; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Tony Stretton.

In Attendance

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

15. APOLOGIES

Councillors Jo Day, Miles Evans, John Gardner, Dave Goff & Andrew Steel.

16. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, 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 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 Kuldip Singh Kang declared that he had been lobbied: **18/01440/LBC2**

In considering the following application, Councillor Anthony Pick declared that he had a personal interest and took no part in the vote: **18/01272/HOUSE**

Councillor Elizabeth O'Keeffe declared a personal interest in application **18/01440/LBC2** and abstained in the vote on this proposal.

17. MINUTES

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Jeff Beck

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 30 May 2018, be approved and signed by the Chairperson.

18. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

19. MEMBERS' QUESTIONS AND PETITIONS

There were none.

20. SCHEDULE OF PLANNING APPLICATIONS

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

21. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

22. SCHEDULE OF PLANNING DECISIONS

17/03113/FULEXT - In observations dated 5th January 2018, the Conservation Officer wrote "Many of the surrounding buildings have a Georgian hierarchy to the window openings, with the size of the openings diminishing from the ground floor upwards.....By contrast the frames within the bays increase in height at the upper level." The case officer's report stated in regard to the report: "Long response on the file about the proposed elevational treatment with some requests to amend the detailed fenestration details on the Bartholomew Street frontage. Amended plans submitted – now content." In the absence of a confirmation from the Conservation Officer on file, the Committee was concerned whether the Case Officer had addressed this point and further remarked that given the significance of the site, a "long response" was entirely appropriate.

23. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Information was received and noted by the Committee.

24. NEWBURY TOWN PLAN

Members received a presentation from Councillor Anthony Pick, dealing with the amendments to the draft Town Plan following consideration by the Steering Group of the responses received during the public consultation. Members recorded their appreciation for the hard work by all of the Steering Group who have been involved, the outside advisors Mr Trigwel-Jones, Mr Bruce Blain, West Berkshire Councillor Paul Bryant, Councillors from the four neighbouring Parish Councils, and especially the Chairman, Councillor Anthony Pick.

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

RESOLVED: That the Town Plan should be adopted and recommended to Full Council for approval on Monday 25th June 2018.

25. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing to discuss at this time.

26. PEDESTRIAN EXPERIENCE WORKING GROUP

Information was received and noted by the Committee.

27. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2018/19

Information was received and noted by the Committee

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.58 HRS

CHAIRPERSON

DRAFT

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	18/01384/HOUSE	48 Two Rivers Way, Newbury for Mr & Mrs Peter Harvey-Di Gioia	Erection of external chimney flue to side elevation of house to facilitate installation and use of wood burner inside residential property.
2	Objection/Comment: Three parking spaces are not adequate for the intended 8 residents in the HMO dwelling.	18/01395/FUL	39 Cresswell Road, Newbury for BPC Property Limited	Extensions and conversion of 4 bed dwelling in to house of multiple occupation
3	No objection	18/01258/HOUSE	12 Cromwell Road, Newbury for Mr & Mrs Bees	Demolish existing WC and lobby. Construct new rear and side ground floor extension and alterations
4	No objection/comment: The external repairs should be carried out sympathetically in accordance with advice from the Conservation Officer.	18/01440/LBC2	Warren Lodge, Warren Road, Newbury for The Catholic Church Of St Francis De Sales	External repairs comprising renewal of failed render, joinery, repairs, redecoration and provision of stone copings to entrance portico.
5	No objection provided that there are 4 parking spaces.	18/01272/HOUSE	Squirrels, Woodbridge, Newbury for Mr & Mrs Seymour	Extensions and alterations to the Squirrels.
6	No objection	18/01413/HOUSE	37 Bartlemy Road, Newbury for Mr & Mrs Swinhoe	First floor rear extension with render finish
7	No objection	18/01448/HOUSE	30 Bartlemy Road, Newbury for Will Fisher	Proposed loft conversion, hip to gable roof conversion and single storey rear extension.
8	No objection	18/01393/ADV	Waitrose, Oxford Street, Newbury for Waitrose Ltd	Various signage
9	No objection	18/01290/FUL	Oxford House, 12 - 20 Oxford Street Newbury for Regus Plc	Full replacement and upgrade of existing windows; adaption of 2no existing ground floor entrance / escape doors and install additional escape door; replacement and upgrade of existing air conditioning plant / condensers
10	No objection	18/01190/FUL	14A Newbury Retail park, Newbury for F and C Commercial Property Holdings LTD	Section 73: variation of condition 3 – opening hours of planning permission reference: 18/0494/FUL (change of permitted use A1 to A3)

11	<p>Objection/comment:</p> <p>1) The proposed Dutch gable design would be out of keeping with similar extensions in the road, which all have a full gable.</p> <p>2) The extension will overshadow and deny light to both the garden and greenhouse of 28 Rectory Close, and interior of 28 Rectory Close.</p> <p>3) The number of parking spaces which will be left is insufficient.</p> <p>4) If it is minded to approve the application, the side extension should come no closer to the neighbouring property than the existing garage.</p>	18/01047/HOUSE	30 Rectory Close, Newbury for Mr & Mrs Bailey	Proposed single storey rear extension and two storey side extension
12	<p>Objection/comment:</p> <p>This appears to be a retrospective application, as the proposed shed and store have already been constructed. The plans are unclear.</p> <p>1) The proposed shed is inappropriate in a front garden and is out of keeping with the road.</p> <p>2) The ramp is built of rubble and presses against the neighbour's fence. A proper retaining wall should be built.</p>	18/01182/HOUSE	56 Wendan Road, Newbury for Mr & Mrs Margiotta	Formation of new store shed with ramped access.
13	The Committee could not comment on this, as it is an application by the Town Council there is a prejudicial conflict of interest.	18/01214/LBC2	64 Bartholomew Street, Newbury for Newbury Town Council	As part of a planned programme of blue plaques to mark sites of interest for Newbury history, Newbury Town Council propose to install a plaque to note that 64 Bartholomew Street, otherwise known as 'Kimber's Corner' was the birthplace and home of Elsie Lilly Kimber, the first female Mayor of Newbury

14	No objection, provided that the proposed extension does not extend more than 3 metres from the existing house	18/01158/HOUSE	11 Westgate Road, Newbury for Mr & Mrs Arulanandam	Demolition of existing garage and addition of single storey rear extension with internal alterations
15	No objection	18/01334/ADV	1 Northbrook Street, Newbury for West Cornwall Pasty Co.	Proposed 1 x fascia and 1 x hanging sign. Rebranding of store to follow new Ginsters brand. All existing West Cornwall Pasty brand to be replaced with new Ginsters messaging and artwork as proposed in the elevation drawings.
16	No objection	18/01186/LBC	St Nicolas House, West Mills, Newbury for Belinda Bowery	Repair works following vehicle collision to east wall with associated internal repairs. Replacement of defective timbers to garage and repair works to rain water pipes and external drainage pipes.
17	No objection	18/01215/HOUSE	82 Greenham Road, Newbury for Mr Seb Yates	Loft conversion, single storey rear and side porch extensions, internal alterations
18	Support. The Committee supports the proposed improvements to the property.	18/00992/LBC2	21 West Mills, Newbury for Christine Williams	To rake out existing brick joints to North elevation and repair with lime mortar, replace isolated damaged/crumbled bricks with matching re-claimed bricks (where necessary). All finished in lime mortar. Also to re-point damaged areas of lower part of chimney (South elevation) in lime mortar.
19	No objection	18/01169/RESMA J	History 1, Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse PLC	Approval of reserved matters following outline permission 14/03109/OUTMAJ . Matters seeking consent: Landscaping-- Conversion of grassed overspill parking area for the Rocking Horse Nursery to formal parking of 12 spaces, including resin bound surfacing with landscaping.

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	18/01394/PASSHE	42 Kiln Road, Newbury for Lucy Robinson	Single storey rear extension. Extend beyond the rear wall 3.755m, height 3.604m and height at the eaves 2.458m.
2	No objection	18/01426/PASSHE	95 Russell Road, Newbury for Sukey Russell-Hayward	Single storey rear extension: 6m from rear wall x 4m max. height, x 2.4m eaves height