

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

PRESENT

Councillors Jeff Beck; Lynne Doherty; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Tony Stretton; Andrew Steel.

In Attendance

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

102. APOLOGIES

Councillors, Jo Day; Adrian Edwards; Miles Evans & Dave Goff

103. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards, Lynne Doherty 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 Lynne Doherty who is a Substitute Member 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."

Councillor Jeff Beck is a Member of West Berkshire Council's Licensing Committee and he wished to make it clear that any comments he makes 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 he may vote when any application is considered by West Berkshire District Council. At that time, he will weigh up all the evidence.

104. 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 18th June 2018, be approved and signed by the Chairperson.

105. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

Councillor Tony Vickers (Greenham Parish Council) asked the following question:

“This relates to the Highwood Copse primary school but you will see that a year ago Thames Water warned West Berks Council that the foul drainage wasn’t adequate and therefore TW will object to the discharge of Condition 31 (Construction Management Plan) because the Highway Authority (applicant in this case) appears to still have to no plan for overcoming this ‘show stopper’ for the school.

If the school can’t be built and the road access off A339 that is part of the school development can’t be built either, then this impacts on the Sandford housing development. Bloor’s plan depends on the road access being completed to their site boundary by September 2019. This no longer looks possible.

What, if anything, does Newbury Town Council, know about this?”

The Chairperson responded as follows:

"Thank you for bringing this matter to our attention. We will make contact with the case officer on the issue and will confirm with him when planning application 18/01341 will be sent to us for consideration."

106. MEMBERS’ QUESTIONS AND PETITIONS

There were none.

107. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor John Gardner voted against the proposal not to object in relation to case no. 23, ref. no. **17/02434/FUL**, demolition of existing vacant public house and removal of trees, for redevelopment consisting a retail unit (A1 Use Class), along with carpark extension and reconfiguration, servicing, landscaping and all other associated necessary work.

Councillors Jeff Beck, Elizabeth O’Keeffe & Tony Stretton abstained on the vote in relation to case no. 23, ref. no. **18/01205/COMIND**, demolition of existing vacant public house and removal of trees, for redevelopment consisting a retail unit (A1 Use Class), along with carpark extension and reconfiguration, servicing, landscaping and all other associated necessary work.

108. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

109. SCHEDULE OF PLANNING DECISIONS

Information was received and noted but the committee.

110. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence 18/00932/LQN (New) – Soyami, 62A Northbrook Street, Newbury.**

Applicant: Soyame Asia Food Ltd

No objection

- **Premises Licence 18/00932/LQN (Variation) – The Hatchet Inn, 12 Market Place, Newbury.**

Applicant: Soyame Asia Food Ltd

No objection

111. SCHEDULE OF APEAL DECISIONS

Information was received and noted by the Committee.

**112. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 17/02462/PACOU - APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE CHANGE OF USE OF OFFICE (CLASS B1) TO 24 RESIDENTIAL DWELLINGS. FOR WEIR HOUSE, OVERBRIDGE SQUARE, HAMBRIDGE LANE, NEWBURY FOR OVER BRIDGE DEVELOPMENT LTD**

It was agreed that there would be no changes to Members' previous comments

**113. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 17/02460/PACOU - APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE CHANGE OF USE OF OFFICE (CLASS B1) TO 17 RESIDENTIAL DWELLINGS. FOR LOCK HOUSE, OVERBRIDGE SQUARE, HAMBRIDGE LANE, NEWBURY FOR OVER BRIDGE DEVELOPMENT LTD**

It was agreed that there would be no changes to Members' previous comments

**114. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 17/02459/PACOU - APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE CHANGE OF USE OF OFFICE (CLASS B1) TO 17 RESIDENTIAL DWELLINGS. FOR BRIDGE HOUSE, OVERBRIDGE SQUARE, HAMBRIDGE LANE, NEWBURY FOR OVER BRIDGE DEVELOPMENT LTD**

It was agreed that there would be no changes to Members' previous comments

115. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There were no relevant cases considered by the WAP Committee since the last meeting.

116. NEWBURY TOWN PLAN

Newbury Town Plan was ratified at Full Council on Monday 25th June 2018 and has been submitted to West Berkshire Council by the Chief Executive Officer. The Council pointed out that this was its input into the Local Plan review.

117. SANDLEFORD PARK WORKING GROUP – UPDATE**i) Working Group – Update**

Information was received and noted by the Committee.

ii) Request from Greenham Parish Council to form a joint Working Group regarding Sandlesford Park

A) Achieve as united a front as possible in negotiations with the Sandlesford developers and the Local Planning Authority in the short term and

B) Produce a cohesive and sustainable community within Sandlesford during and after its development

PROPOSED: Councillor Tony Stretton

SECONDED: Councillor

RESOLVED: That the Committee agrees in principle to form a joint working group and that the Chief Executive Officer draft Terms of Reference to be discussed at following Planning & Highways Committee Meeting.

118. ROAD NAMING AND NUMBERING OF LAND AT 40 CROMWELL ROAD, NEWBURY

Out of the names suggested: Haig Gardens, Addison Gardens & Clifford Gardens, the members agreed on Haig Gardens.

119. WINTER SERVICE PLAN

Information was received and noted by the committee, Councillors agreed that no further comments needed to be made.

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

There was nothing new to discuss at this time.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.01 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection.	18/01127/HOUSE	36 Gaywood Drive, Newbury for Mr Hari Krishnan	Single storey rear extension and porch extension
2	No objection.	18/01623/HOUSE	5 Overbecks, Newbury for Mrs Cook	Single storey rear extension
3	No objection, provided that the proposed gable end does not include windows overlooking the neighbouring property.	18/01480/HOUSE	83 Walton Way, Newbury for Mr & Mrs Muryn	Second floor side extension over existing garage. Garage to be converted to additional family room.
4	Objection/comment: The proposed two-storey extension would overlook the adjoining bungalows, especially given the slope of the land. It would be out of keeping with the rest of the road and be an overdevelopment.	18/01551/HOUSE	69 Gorselands, Newbury for Mr & Mrs Canning	Demolition of existing garage and erection of two storey side extension of the dwelling.
5	No objection.	18/01503/HOUSE	35 Salcombe Road, Newbury for Mr O Smith & Ms Z Preston	Demolition of existing single storey store and erection of a single storey garden room
6	No objection.	18/01509/HOUSE	20 Henshaw Crescent, Newbury for Mr & Mrs Bradshaw	Single storey side extension
7	No objection	18/01639/HOUSE	Stoneleigh, Badgers Ridge, Newbury for Andrew Dixon	Proposed annexe extension to existing garage. Re-submission of application 17/01300/HOUSE to include basement.
8	No objection.	18/01521/HOUSE	17 Cary Close, Newbury for Derek Gandy	Remove existing porch and form new porch. Single storey side and rear extensions with associated internal alterations, re-roof existing garage and new side gate
9	No objection.	18/01474/HOUSE	21 St Nicholas Road, Newbury for Sam Vine	Building constructed under planning reference 15/01760/HOUSE to be retained as a garage at ground floor level but with the first floor to be used as a home office / guest accommodation over, ancillary to the main dwelling within the same curtilage
10	No objection, provided that a protection order is applied to the second magnolia, as requested by the Tree Officer.	18/01348/HOUSE	Olney Lodge, Donnington Square, Newbury for Mr & Mrs Houghton	Proposed ground floor rear extension and internal modifications

11	Objection. Out of keeping. Buckingham Road is an architecturally important road in Newbury. No 25 and its neighbours were built in 1928 in Edwardian style and with compatible brick and roofing materials and an architecturally successful extension was built more recently. The adjoining houses in Buckingham Road, which have varying designs, have clay or brown concrete tiling, and chimneys. The proposal would deviate from this style by replacing the brick and wall tiles with render and the concrete tiles with slate, and by removing the chimneys (for which there seems no good reason). The house would then fail to respect the distinctive and attractive character of the rest of the road.	18/01001/HOUSE	25 Buckingham Road, Newbury for Simon Weaver & Michelle Wadsworth	Erection of single storey rear extension; Garage conversion to playroom and utility; Re-tile existing house with slate tiles; Render existing house and extension; Removal of existing chimney stacks; Alterations to existing porch and bay windows; Internal alterations
12	No objection.	18/01270/HOUSE	17 Croft Road, Newbury for Alan Reay	Build new gable end on west of building and join in roof removing old hip end. To build new dormer window on south of roof.
13	No objection.	18/01468/HOUSE	11 Three Acre Road, Newbury for Mr & Mrs Greenslade	Conservatory
14	No objection.	18/01479/HOUSE	71 Andover Road, Newbury for Lindsey Yorston	Section 73A: Variation of Condition 5 - Tree Protection and 6 - Arb Method Statement, of planning permission 17/02098/HOUSE (Single storey side and rear extension to existing dwelling house).
15	No objection.	18/01513/HOUSE	2 Falkland Drive, Newbury for Mr & Mrs Wakefield	Two storey side extension, single storey rear extension, window to side elevation (ground floor) and associated works
16	No objection.	18/01491/REM	Land To Rear Of 59 Chandos Road, Newbury for Mr & Mrs Ian Willsher	Reserved matters application following outline permission 15/01157/OUTD - Matters to be considered: Appearance, Landscaping and Scale.
17	Objection/comment: The proposal does not retain the architectural character of the present first-floor windows, which have leaded top-lights, and would therefore be out of keeping with the Conservation Area.	18/01164/FUL	17 Market Street, Newbury for Western Land PLC	Replacement of first floor windows

18	No objection.	18/01476/LBC2	1 Northbrook Street, Newbury for West Cornwall Pasty Co	Proposed change of service counter arrangement with the re-positioning of the till location and new drinks chiller equipment on the front counter. New decoration to the interior complete with new signage to the exterior with external paint decoration
19	No objection.	18/01530/FUL	77 Northbrook Street, Newbury for Greggs Plc	Change of use to pavement to place tables, chairs and barriers.
20	No objection.	18/01512/ADV	39 Northbrook Street, Newbury for Philippa McMullan	1 x New Fascia Sign and 1 x Projecting Sign.
21	No objection.	18/01627/FUL	The Elephant at The Market, 8 Market Place, Newbury for Revere Pub Company	Front external area to have change of use to allow for serving pavement food and drinks. Seating area to have removable canvas barriers and furniture.
22	Objection. This application would set a bad precedent for the erection of further small roof-level flats along the Northbrook Street Conservation Area, thereby raising its level by one storey. It would be an overdevelopment. The design is not a true Mansard roof style.	18/01458/FULD	Brook House, 60 - 62 Northbrook Street, Newbury for Chalfords Ltd	Erection of a mansard style roof extension to facilitate the provision of 4 no. self-contained dwelling houses comprising 2 x 1 bed flats and 2 x studios.
23	No objection/comment: The Committee was advised that previous attempts to make the pub profitable have been unsuccessful, and the site is surrounded by other retail outlets. 1) The pub site is archaeologically significant because of its age and its connection with the Kennet & Avon Canal. It is believed to have had its own wharf at some stage. Mesolithic remains may be found. A full archaeological survey should therefore be made. 2) Given the age of the building (probably late 18th century), detailed heritage records should be made of both the exterior and interior. 3) The conditions required by Thames water should be met.	18/01205/COMIND	The Narrow Boat, London Road, Newbury for PIL Newbury Limited	Demolition of existing vacant public house and removal of trees, for redevelopment consisting a retail unit (A1 Use Class), along with car park extension and reconfiguration, servicing, landscaping and all other associated necessary works.
24	Objection/comment: Despite studying this request to modify a planning obligation, we could not interpret its purpose. We are therefore objecting on grounds of lack of clarity.	18/01454/MDOPO	Land Off Faraday and Kelvin Road, Newbury for Faraday Development Limited	Application to modify planning obligation of Allowed on Appeal 12/00772/XOUTMA.

25	No objection.	18/01306/HOUSE	The Dirhams, Grange Gardens, Enborne, Newbury for Mr & Mrs Naylor	Single storey rear extension.
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APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection.	18/01496/PASSHE	60 Gaywood Drive Newbury for Dr Richard Jarjes Pike	Single storey rear extension with flat roof and upvc window and patio door facing the rear. 5.1m beyond the rear wall x 2.9m maximum height x 2.9m to eaves.
2	Objection/comment: The conversion requested was previously rejected by West Berkshire Council under application 14/02233FULD, a refusal which was confirmed on appeal. We therefore see no grounds for approving it under permitted development rights.	18/01429/PACOU	4 Gordon Road Newbury for Mr & Mrs S Holland	Application to determine if Prior Approval is required for the Change of Use to two-storey one-bedroomed dwelling