

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

**PRESENT**

Councillors Jeff Beck; Adrian Edwards; Miles Evans; Dave Goff (Arrived 7.35pm); Elizabeth O'Keeffe; Anthony Pick (Chairperson); Tony Stretton.

**In Attendance**

Granville Taylor, Community Services Manager  
Kym Heasman, Corporate Services Officer

**121. APOLOGIES**

Councillors Jeanette Clifford; Jo Day; John Gardner; Kuldip Singh Kang; Andrew Steel.

**122. DECLARATIONS OF INTEREST**

The Community Services Manager declared that Councillors Jeff Beck, 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 Community Services Manager 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, Councillor Anthony Pick declared that he had been lobbied: **18/01158/HOUSE**

In considering the following application, Councillor Anthony Pick declared that he had been lobbied: **18/00382/FULEXT**

**123. 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 6 July 2018, be approved and signed by the Chairperson.

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

There were none.

**125. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**126. SCHEDULE OF PLANNING APPLICATIONS**

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

**127. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**128. SCHEDULE OF PLANNING DECISIONS**

Information was received and noted by the Committee.

Concerns were expressed over West Berkshire District Council Planning Officers not adhering to the Committee's comments of objection on Application: **18/01069/FULD**.

Concerns were expressed on failure by WBC Planning Officers to note objections by the Committee on application **18/01164/FUL**.

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

There were no cases to report within the Newbury area.

**130. NEWBURY TOWN PLAN**

Letter sent to all Newbury Town Councils dual-hatted Members urging them to use their influence at West Berkshire District Council to have provisions of the Town Plan including the Local Plan. Working on proposals for monitoring panel to drive implementation of the Town Plan aims and objectives.

The review of the Town Design Statement is completed at West Berkshire District Council level and is approved as a material consideration in the planning process.

Work ongoing on the additional chapter for the canal corridor. The second canal walk, eastwards, has been completed. Councillor Adrian Edwards has drawn up a report to be considered. The Town Design Statement panel will be convened shortly to start work on the drafting chapter, which will be sent to the Committee for approval for public consultation.

**131. SANDLEFORD PARK JOINT WORKING GROUP – UPDATE**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Elizabeth O'Keeffe

**RESOLVED:** The draft Terms of Reference for the Joint Working Group with Greenham Parish Council are approved.

**132. PARKING CONSULTATION**

After considering the West Berkshire District Council proposals to make a new Traffic Order which will amend Schedule 2 of the 2009 Consolidation Order, Members of the Committee made no comments on the proposed variations for areas within the Parish of Newbury.

**133. PARKING CONSULTATION**

After considering West Berkshire District Council (prohibition and restriction of waiting and loading, parking places and residents' parking (consolidation) order 2009 (amendment no 28) order 201, Councillors of the Committee made no comments on the proposed variations for areas within the parish of Newbury.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.57HRS**

**CHAIRPERSON**

Draft

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection/comment: The proposed extension would be larger than the original house, disproportionate, and out of keeping with the neighbouring properties. Insufficient amenity space would be left. Additional car parking would be generated for which there is not space either on the site or on the adjoining road, which is already fully occupied for parking.	<a href="#">18/01585/HOUSE</a>	11 Reed Walk, Newbury for Mr & Mrs Stagg	Two storey and single storey extension and replacement porch
2	Application has been withdrawn by West Berkshire Council.	<a href="#">18/01316/HOUSE</a>	10 Turnpike Road, Newbury for Mr & Mrs Powell	Remove existing chimney. Erection of single storey rear extension. Construct a second storey above garage on east side with dormer window to front and velux window to rear. Replace flat roof over porch and garage to front (north) with matching sloping roof. Replace existing porch on east elevation to connect with proposed extension. Create additional vehicle access on northwest corner of boundary together with lowering of kerb on edge of highway and increase parking at front and west side of property
3	Objection/comment: 1) No consideration has been given to overlooking of the rear gardens of 267 and 269 Andover Road. 2) It would be a bad precedent for over-development of the area. 3) The proposed design is ugly and resembles an industrial building. It would be out of keeping with the neighbours.	<a href="#">18/01711/FULD</a>	Garden Land Rear Of Ullathorne, Kendrick Road, Newbury	New detached 2 storey dwelling to the rear of Ullathorne
4	No objection	<a href="#">18/01593/HOUSE</a>	17 St Nicholas Road, Newbury for David Mitton	Erection of a single storey extension with flat roof to side of existing property
5	No objection	<a href="#">18/01685/ADV</a>	Unit 14A, Newbury Retail Park, Pinchington Lane, Newbury for Mark Hepburn	1 x Fascia Sign, 2 x Internally hanging sign

6	No objection	<a href="#">18/01412/FUL</a>	Unit 1, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Limited	Changes to front, side and rear elevations
7	Objection/comment: The original plans and reports are no longer available for inspection, so we cannot comment on the removal of conditions.	<a href="#">18/01230/FULD</a>	The Blue Ball Inn, 25 Greenham Road Newbury	Section 73A: Removal of conditions 4 (CSH.), 6 (Footway Resurfacing), 9 (removal of existing access) and 13 (Unforeseen Contaminated Land) of permission 13/01067/FULD - Demolition of existing building. Erection of two storey houses - Two 2 bed and six 3 bed.
8	Objection/comment: In our comments on the original plans, we said that the extension should project no more than 3 metres from the existing house. The same objection applies to the amended plans.	<a href="#">18/01158/HUOSE</a>	11 Westgate Road, Newbury for Mr & Mrs Arulanandam	Demolition of existing garage and addition of single storey rear extension with internal alterations
9	No objection	<a href="#">18/01520/HOUSE</a>	36 Monks Lane, Newbury for Mr & Mrs Marcello	Two storey and single storey rear extension and a single storey side extension
10	No objection	<a href="#">18/01151/HOUSE</a>	26 Croft Road, Newbury for Mr & Mrs Puffett	Rear extension and re-build garage
11	Objection/comment: Over-development. Insufficient parking. We advise against a flat roof on design grounds.	<a href="#">18/01721/HOUSE</a>	5 Enborne Grove, Newbury for Mr & Mrs Beckett	Section 73A: Variation of condition (3) Approved Plans of Allowed on Appeal 14/02068/HOUSE
12	No objection	<a href="#">18/01648/OUTMAJ</a>	Land Adjacent To Sheridan Court, London Road, Newbury for Ressance Limited	Outline application for 55 residential apartments. Matters to be considered: Access and Layout.
13	No objection	<a href="#">18/01603/FUL</a>	20 Market Place, Newbury for Royal Bank Of Scotland	Remove two face-fixed lettered signs above the ground floor windows. Remove projecting sign adjacent to 24 Market Place (hanging basket to remain). Removal of the ATM from the street frontage. Remove the night safe from the entrance alcove to the left of the entrance doors, and re-instate. The reinstatement of the masonry, render and paintwork behind.
14	No objection, subject to the changes requested by Highways	<a href="#">18/01570/FUL</a>	The Hatchet, 12 Market Place, Newbury for J D Wetherspoon	S73 variation of condition (2) approved plans of approved application 17/01773/FUL - Extension to the rear of the existing pub, comprising of a single storey, flat roof extension with goods lift and roof lantern

15	<p>Objection/comments:</p> <p>1) We object to both the proposed increase in size of the building, from 47 to 60 apartments, with regard to the approved application 17/03113, and the reduction in number of retail units from 4 to 2. The approved Newbury Town Plan states (5.3) that the height of buildings in the Conservation Area should respect the heights of their neighbours. In our opinion, the proposed height in this case is excessive. The planned reduction in retail units is not consistent with the objective of retaining and expanding the centre of Newbury as a retail centre. 2) 24 parking spaces will not be sufficient for 60 apartments. Many residents in retirement homes continue to own cars. Adequate spaces should be assigned for visitors and carers, and these have not been planned for. 3) We disapprove of an applicant, having obtained planning consent, submitting a further application to increase the density.</p>	<a href="#">18/01827/FULEXT</a>	11-15 Bartholomew Street, Newbury for Eden (Pearl House) Ltd	Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with under croft and surface parking provisions
16	<p>Objection/comment: 1) An extension to 8 flats would be an overdevelopment. 2) It remains unclear how construction could take place with the necessary storage of materials, machinery, and vehicle access, without severe inconvenience to the residents of Imperial Court. 3) It remains unclear how the right of access via Imperial Court for deliveries and residents can be made compatible with the parking rights of residents of Imperial Court, without conflict and inconvenience to all parties. 3) We support the requirement for 2 affordable units, in accordance with the approved Newbury Town Plan (4.6).</p>	<a href="#">18/01620/FULD</a>	108 Bartholomew Street, Newbury for Rissance Limited	Development of 8 apartments
17	No objection	<a href="#">18/01766/FUL</a>	63A Northbrook Street, Newbury for Miss Yvonne Tu	Change of use of ground floor from retail (Use Class A1) to nail salon (Use class Sui-Generis)

18	Support	<a href="#">1801812/LBC2</a>	The Stone Building, The Wharf, Newbury for West Berkshire Council	Regulation 3: Replace one window due to decay and repair is not feasible, to match the existing size and profile. Replace one opening casement due to decay to match the existing size and profile. Splice repair to the timber post to the projecting balcony to the front of the building
19	No objection	<a href="#">18/01553/OUTMAJ</a>	Land Off Faraday and Kelvin Road, Newbury for Faraday Development Limited	Section 73: Variation of conditions to allow for the development to be phased as detailed in submitted schedule, of appeal reference APP/W0340/W/14/3002040 (12/00772/XOUTMA).
20	No objection	<a href="#">18/01507/ADV</a>	123 London Road, Newbury for Mercedes Benz UK	Replacement external car dealership and forecourt signs: 1x pylon sign (illuminated) 1x smart pylon sign (illuminated) 1x gateway sign 1x entrance sign 3x free-standing icon signs 1x wall-mounted icon sign 1x star module sign 1x smart logo sign 1x flagpole
21	No objection	<a href="#">18/00382/FULEXT</a>	25 Bartholomew Street, Newbury for Emarek Ltd	Proposed alterations to existing building to create 16no. Residential units (C3) and retail space (A1) at ground floor level. Associated parking, turning, amenity space, and storage for bicycles and refuse (amendment to planning permission reference 17/00836/FULEXT dated 30.08.2017). The proposed alterations include changes to internal layout, windows, balustrades, parking layout and incorporation of existing plant room into Plot 14.

## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment:</p> <p>1) In accordance with the objective of the approved Newbury Town Plan (6.2) to retain a balance between commercial and residential space, we oppose the conversion under PDR of a substantial office block to residential use.</p> <p>2) The location of flats so close to a busy main road, without any amenity space, would be unsafe to children living there.</p>	18/01618/PACOU	Wallmer Property Ltd, Redbrick House, 5 Oxford Road Newbury for Wallmer Property Limited	Application to determine if Prior Approval is required for the Change of use from B1(a) offices C3 Development - 42 no. dwellings with 36 allocated parking spaces.