

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 10 SEPTEMBER 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson).

**In Attendance**

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

**146. APOLOGIES**

Councillors Jo Day; Miles Evans; Tony Stretton & Kuldip Singh Kang.  
Absent: Andrew Steel.

**147. 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 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 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, Councillors on the committee declared that they had been lobbied: **18/00604/OUT**

In considering the following applications, Councillor Jeanette Clifford declared that she had a prejudicial interest and took no part in the vote: **18/01881/LBC2, 18/02044/FUL & 18/01882/FULD**

**148. 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 20<sup>th</sup> August 2018, be approved and signed by the Chairperson.

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

There were none.

**150. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**151. SCHEDULE OF PLANNING APPLICATIONS**

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

**152. SCHEDULE OF PLANNING DECISIONS**

Information was received and noted by the Committee.

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

Information was received and noted by the Committee.

**154. NEWBURY TOWN PLAN**

CEO proposed to go through the actions in the Town Plan and produce a table of who should be responsible to carry out those actions, and dates as to when these may be achieved. Table to be considered at the next Planning and Highway Committee scheduled for 1<sup>st</sup> October 2018.

**155. SANDLEFORD PARK WORKING GROUP – UPDATE**

There was nothing new to discuss at this time.

**156. WEST BERKSHIRE COUNCIL LICENSING POLICY CONSULTATION**

The Committee considered the consultation documents on the proposed changes to West Berkshire Council's Statement of Licensing Policy and agreed two comments:

- 15.1 the clarification on timing as to 5am or 6am, and
- 11.5 clarification of language, regarding entry by /to/ of children- line 1.

**157. WEST BERKSHIRE COUNCIL GAMBLING POLICY CONSULTATION**

It was agreed that this item be deferred until the next meeting scheduled for the 1<sup>st</sup> October 2018, pending receipt of explanatory note from WBC.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.17 HRS**

**CHAIRPERSON**

## PLANNING AND HIGHWAYS COMMITTEE MEETING

## SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection. The concerns with the previous refused application 17/03237 appear to have been addressed.	<a href="#">18/02019/COMIND</a>	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Hotel Ltd	Extension and alteration of existing cottage to create hotel restaurant without door seating terrace, condenser unit to side and roof mounted extract.
2	No objection	<a href="#">18/02145/HOUSE</a>	8 Balfour Crescent, Newbury for Mrs Westbrook	New front porch.
3	No objection	<a href="#">18/02244/FUL</a>	Wallmer Property Ltd Redbrick House 5 Oxford Road Newbury for Wallmer Property Limited	Proposed fenestration and facade treatment changes, enclosure of external stairs, provision of bin store and landscaping
4	Objection. This is a retrospective application, as work on the shed has been started. The plan for it is insufficiently clear. It is made of chipboard, and is very ugly and out of character for the road.	<a href="#">18/01994/FUL</a>	56 Wendan Road, Newbury for Mr & Mrs A Margiotta	Formation of new store shed with ramped access and change of use of land to be part of residential curtilage
5	No objection	<a href="#">18/01945/HOUSE</a>	32 Priory Road, Newbury for Mr & Mrs Hawkins	Removal of existing front porch, side covered area roof and part single, part two storey rear extension with chimney stack. Construction of rear extension with associated internal alterations.
6	Objection. This is a beautiful house in the Newbury Conservation Area, and its appearance and ambience should be protected. The proposed house would be intrusive and out of keeping, contrary to the approved Newbury Town Design Statement, Section 4.8 (July 2018), and would leave insufficient garden space for the present house.	<a href="#">1802060/OUT</a>	3 Chesterfield Road, Newbury for Mrs J Joy	Outline application with all matters reserved. Two storey 4-5 bed detached house with crossover.
7	No objection	<a href="#">18/01980/HOUSE</a>	30 Three Acre Road, Newbury for Mr & Mrs Spencer	Formation of new enclosed front porch with pitched roof and new plain tiled pitched link roof over existing projecting concrete canopy
8	No objection	<a href="#">18/01978/HOUSE</a>	32 Three Acre Road, Newbury for Mr & Mrs Miller	New open part brick part oak frame front porch with link roof over projecting concrete canopy

9	No objection	<a href="#">18/02039/HOUSE</a>	1A Howard Road, Newbury for Fraser Drewitt	Conversion of existing garage into a family room and utility. Replace existing entrance swing gate with sliding gate. Install log burner and flue.
10	Objection. This planning application with regard to the interior of a Grade II listed building is retrospective. We therefore have no information on whether any historic fabric was destroyed when the work was done, or whether a Conservation Officer was involved at any stage.	<a href="#">18/01881/LBC2</a>	1 Bridge Street, Newbury for BDZ Holdings	Removal and replacement of partition walls and staircase on the first and second floors
11	No objection	<a href="#">18/002069/FUL</a>	Old London Apprentice 2 Hambridge Road Newbury for E I Group	Siting of No. 3 Jumbrellas within existing external drinking area.
12	No objection	<a href="#">18/02044/FUL</a>	63 Cheap Street, Newbury for HNG Chartered Surveyors	Change of use of 1st and 2nd floors from (A2) to B1 (A)
13	Objection. No information is given on the purpose of the proposed shop or its proposed opening hours. Its layout is not clear. The proposed access and parking arrangements are not accurately planned or feasible, and do not consider the interests of neighbours. No information is given on how deliveries will take place.	<a href="#">18/01924/FUL</a>	Vets 4 Pets, Greenham Road, Newbury for Stuart Metcalfe	Change of Use from D1 to A1 with additional three windows to east elevation, two windows to north elevation and a window to the south elevation.
14	No objection. It is not clear why a planning application is required. The Committee's decision is based solely on planning considerations with regard to the site.	<a href="#">18/02046/DEMO</a>	Newbury Football Club, Faraday Road, Newbury for Hungerford Football Club	Application for prior notification for demolition of spectator stand.
15	No objection. The Committee's decision is based solely on planning considerations with regard to the site.	<a href="#">18/00604/OUT</a>	Newbury Football Club, Faraday Road, Newbury for Newbury Community Football Group (NCFG)	Outline permission for Replacement of clubhouse and stand at Newbury Football Ground. Matters to be considered: Access and Layout.
16	Objection. No ground floor plan is included. The mentioned report from Quinton's is not supplied. Turning in the parking spaces at the rear is difficult, and vehicle access to the site is so narrow that entry and exit are hazardous.	<a href="#">18/01985/FUL</a>	Ground Floor, 11-13 The Broadway, Newbury for Boldhurst Properties Ltd	Change of use from ground floor commercial to residential as two flats. No parking, one window only external change.

17	Objection. No ground floor plan is included. The mentioned report from Quinton's is not supplied. Turning in the parking spaces at the rear is difficult, and vehicle access to the site is so narrow that entry and exit are hazardous.	<a href="#">18/01986/LBC2</a>	Ground Floor, 11-13 The Broadway, Newbury for Boldhurst Properties Ltd	Change of use of ground floor from commercial to residential as two flats. Two parking spaces on site, one new window as only external change.
18	No objection, provided that the conditions required by Highways are observed	<a href="#">18/02171/LBC2</a>	The Newbury, 137 Bartholomew Street, Newbury for Pete Lumber	4 No. Proposed new flags to the existing bases(on the front elevations)
19	No objection, provided that the conditions required by Highways are observed	<a href="#">18/02170/ADV</a>	The Newbury, 137 Bartholomew street, Newbury for Pete Lumber	4 No. Proposed new flags to existing flag pole bases (fitted to front elevation)
20	No objection, provided that contribution to the car club is a condition of approval.	<a href="#">18/02068/FULD</a>	101 Bartholomew Street, Newbury for Market Green Ltd	The proposed development seeks to convert the ground floor retail unit into 1 No. residential unit. No amendments are proposed to the existing elevations and no external work is required for the proposed conversion. Minor works are proposed to the interior of the unit to convert the WC in to a full bathroom
21	Objection. We are concerned that the objection made by Highways to application 18/00674, that no provision was made for on-site parking of delivery vehicles, with the risk that delivery vehicles would cause a hazard by parking on the highway, was apparently not addressed. The delivery management plan referred to in the Case Officer's report for 18/00674 does not appear in the published documents.	<a href="#">18/02232/FUL</a>	12 Market Place Newbury for J D Wetherspoon	Section 73: Removal of condition 9 'arb method statement' of previously approved application <a href="#">17/01773/FUL</a> : Extension to the rear of the existing pub, comprising of a single storey, flat roof extension with goods lift and roof lantern.
22	Objection. This planning application with regard to the interior of a Grade II listed building is retrospective. We therefore have no information on whether any historic fabric was destroyed when the work was done, or whether a Conservation Officer was involved at any stage.	<a href="#">18/01882/FULD</a>	1 Bridge Street Newbury for BDZ Holdings	Retrospective changes of use of the first floor from office (B1) to restaurant (A3) and change of use of the second floor from office (B1) to residential (C3).