

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 1 OCTOBER 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Lynne Doherty; Adrian Edwards; John Gardner; Dave Goff; Anthony Pick (Chairperson); Kuldip Singh Kang; Julian Swift-Hook.

In Attendance

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

158. APOLOGIES

Councillors Jeanette Clifford (Councillor Lynne Doherty substituting); Jo Day; Miles Evans; Elizabeth O'Keeffe (Councillor Julian Swift-Hook substituting); Tony Stretton.
Absent: Andrew Steel.

159. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards, Lynne Doherty, 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 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 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."

In considering the following application, Councillor Adrian Edwards declared that he had been lobbied: **18/02294/PACOU**

In considering the following application, Councillor Anthony Pick declared that he had been lobbied: **18/02087/FUL**

In considering the following application, Councillor Anthony Pick declared that he had been lobbied: **18/02393/ADV**

In considering the following application, Councillor Anthony Pick declared that he had a prejudicial interest and took no part in the vote. The Vice-Chairperson, Councillor Jeff Beck took the meeting during this item of business: **18/02471/HOUSE**

160. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 10th September 2018, be approved and signed by the Chairperson.

161. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

Mrs Marion Fenn asked the following question:

“How long in advance are planning notices meant to be on display:-

- a) Prior to the planning application being considered by the Town Council P&H Meeting?**
- b) Before being considered at a West Berks planning meeting?**

Chairperson’s response is as follows:

- a) There is no requirement for any Public Notice to be displayed prior to NTC’s Planning & Highways Meetings.
- b) This question should be directed to West Berkshire Council.

162. MEMBERS’ QUESTIONS AND PETITIONS

There were none.

163. SCHEDULE OF PLANNING APPLICATIONS

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

In considering the following application, Councillor John Gardner voted against the decision: **18/02154/TELE56**

In considering the following application, Councillors Adrian Edwards and Jeff Beck voted against the decision: **18/02393/ADV**

In considering the following application, Councillor Anthony pick withdrew from the meeting and Councillor Jeff Beck chaired the proceedings: **18/02471/HOUSE**

164. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

165. SCHEDULE OF PLANNING DECISIONS

Information was received and noted by the Committee.

166. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing to report as there were no applications within the Parish of Newbury.

167. NEWBURY TOWN PLAN

CEO advised Members that a draft proposal to monitor the implementation of the Town Plan had been prepared and that it would be considered at the next Planning and Highway Committee scheduled for 22nd October 2018.

168. SANDLEFORD PARK WORKING GROUP – UPDATE

There was nothing new to discuss at this time.

169. ROAD NAMING – DEVELOPMENT IN NEWTOWN ROAD, NEWBURY

PROPOSED: Councillor John Gardner

SECONDED: Councillor Adrian Edwards

RESOLVED: That the name Steel Close be approved for the new development in Newtown Road.

170. WEST BERKSHIRE COUNCIL GAMBLING POLICY CONSULTATION

Members suggested that the wording “Statement of Gambling Principles” was unhelpful and should be reworded “Statement of Gambling Policy.”

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

The information was received and noted by the committee.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.23 HRS

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Support	18/02007/FUL	Riverside Community Centre, Rosemoor Gardens, Newbury for West Berkshire Council	Regulation 3. Raised height of existing fencing to east of external games area from 5m to approximately 6.5m using 100mm2 football netting above the existing 50mms welded mesh to reduce neighbour nuisance incidences
2	No objection	18/02422/HOUSE	10 Turnpike Road, Newbury for Mr & Mrs Powell	Single storey rear extension. Construct a second storey above garage on east side with dormer window to front and velux window to rear. Remove existing chimney. Replace flat roof over porch and garage with matching sloping roof. Replace existing porch on east side to connect with proposed extension. Lowering of kerb and create vehicle access and increase parking. New window to front
3	No objection	18/02309/HOUSE	12 Cromwell Road, Newbury for Mr & Mrs C Bees	Section 73A: Variation of Conditions 2 - Approved plans, 3 - Materials, of planning reference 16/02434/ (Loft conversion).
4	No objection	18/02154/TELE56	Corner of Andover Road and Bartlemy Road, Newbury for CILT / Vodafone	Installation of a 10m monopole with an Omni antenna, 1no. 300mm dish at the height of 6M and a mini-macro wrap-around cabinet.
5	No objection	18/02078/HOUSE	79 Essex Street, Newbury for Mr & Mrs Santosh	Section 73A: Variation of condition 2 – Approved plans, planning permission reference 16/02148/HOUSE (proposed replacement two-storey rear extension)
6	No objection. Comments: 1) Our No Objection reflects our support for small businesses working from home and providing employment. 2) There are no parking restrictions in Battle Road, and the applicant and her neighbours are advised to work together to avoid parking problems. 3) The applicant's "pick and drop" service should be used whenever appropriate. 4) The applicants is advised to apply for advertising approval for the board outside her house	18/02087/FUL	15 Battle Road, Newbury for Victoria Lee	Change of use of existing outbuildings to hair and nail salon and beauty treatment rooms (retrospective)

	5) There should be no further expansion to the business at this property			
7	No objection	18/02471/HOUSE	1 Woodridge, Newbury for Mr & Mrs Tompkins	First floor extension
8	<p>Objection/comment:</p> <p>1) This application seeks to expand the prior approval consent 18/01618 for this property with extension of five approved dwellings and addition of two further dwellings. 18/01618 included an accepted shortfall of 4 parking spaces under West Berkshire Council's parking policy. The present application would extend this shortfall to six parking spaces, which is not acceptable. We note that queuing already takes place at the adjoining roundabout and at the entrance to Waitrose, and parking in the surrounding streets should be discouraged.</p> <p>2) The parking spaces in the undercroft are tight, and in our view parking congestion will occur.</p> <p>3) We are satisfied with the proposed bicycle storage.</p> <p>4) The applicant agreed to install sprinklers on the proposed third floor, if approved.</p>	18/01762/FULD	Wallmer Property Ltd, Redbrick House, 5 Oxford Road, Newbury for Wallmer Property Ltd	Extension of the existing second floor and construction of a new third floor on an existing building to provide five extended and two new residential units, construction of refuse storage, provision of car parking and cycle parking and associated landscaping
9	No objection	18/02469/HOUSE	3 Donnington Square, Newbury for Mr & Mrs Hedger	Demolish existing outbuilding. Proposed new garage and garden office
10	No objection	18/02147/TELE56	Land Adjacent to The Willows, The Junction of The Nightingales, Greenham Road and Pyle Hill, Newbury for CTIL / Vodafone	Installation of a 10m monopole with an Omni antenna, 1no. 300mm dish at the height of 6M and a mini-
11	No objection	18/02167/HOUSE	95 Newtown Road, Newbury for Chris Edwards	Demolition of existing garage and erection of two storey extension
12	No objection/comment: the extension is in keeping with others in the area	18/02305/HOUSE	42 Wendan Road, Newbury for Mr & Mrs Russell	First floor extension over garage at the front. Dingle storey extension to rear.
13	No objection	18/02379/HOUSE	11 Rectory Close, Newbury for Mr & Mrs Lock	Proposed single storey rear extension to semi-detached house
14	No objection	18/02334/FUL	10 Bartholomew Street, Newbury for Mrs K Allen	Change of use of A1 unit to A4 use ground and first floor with timber decking area to rear

15	No objection/comment: the extension is in keeping with others in the area	18/02287/HOUSE	63 Boundary Road, Newbury for J Curtis	Single story rear extension
16	No objection	18/02396/TELE56	Mill Reef House, Cheap Street, Newbury for CILT and Vodafone Limited	Proposed upgrade to existing rooftop telecommunications apparatus at Mill Reef House, Cheap Street
17	No objection	18/02393/ADV	Monument, 57 Northbrook Street, Newbury for Enterprise	Refresh of existing signage. New 5 x Fascia and 1 x hanging pictorial and amenity board, all to replace existing.
18	No objection/comment: on condition that the proposed flags are 2.4 m above the footway in accordance with policy.	18/02428/LBC2	The Newbury, 137 Bartholomew Street, Newbury for Pete Lumber	4No. New flags to front elevation and retention of unauthorised works (namely 4 no. flag pole bases)
19	No objection/comment: on condition that the proposed flags are 2.4 m above the footway in accordance with policy.	18/02427/FUL	The Newbury, 137 Bartholomew Street, Newbury for Pete Lumber	4No. New flags to front elevation and retention of unauthorised works (namely 4 no. flag pole bases)

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment:</p> <p>1) Our policy in the Newbury Town Plan is to oppose the use of permitted development rights for this purpose. Buildings in Newbury Business Park should not be converted to residential use, and the quality of resultant accommodation would be inadequate. We suggest that the Council considers use of an Article 4 Direction.</p> <p>2) Cycle storage for visitors is inadequate.</p> <p>3) If the approval is granted we request that the applicant makes a contribution towards the Lambourn River Renewal Project to improve the footpath adjacent to the site, to which there is pedestrian access.</p>	18/02336/PACOU	Apollo House, Newbury Business Park, Newbury for Vodafone Ltd	Application to determine if prior approval is required for the change of use from office (B1) to 26 residential units (C3)
2	<p>Objection/comment:</p> <p>1) Our policy in the Newbury Town Plan is to oppose the use of permitted development rights for this purpose. Buildings in Newbury Business Park should not be converted to residential use, and the quality of resultant accommodation would be inadequate. We suggest that the Council considers use of an Article 4 Direction.</p> <p>2) Cycle storage for visitors is inadequate.</p> <p>3) If the approval is granted we request that the applicant makes a contribution towards the Lambourn River Renewal Project to improve the footpath adjacent to the site, to which there is pedestrian access.</p>	18/02279/PACOU	Emerald House, Newbury Business Park, London Road, Newbury for Mountley Ltd	Application to determine if Prior Approval is required for the Change of use of offices (Class B1a) to form 109 apartments
3	No objection	18/02394/PASSHE	12 Clare Walk, Newbury for Mrs L Carter	Single storey rear extension with flat roof. Dimensions: 3.5 from rear wall, 2.9m max. height, 2.9m eaves height

4	Objection/comment: Access to the site is by an unmade road without parking. The site lacks amenity space for residential use. A bad precedent would be set. Use of an Article 4 Direction is suggested.	18/02294/PACOU	53B Kingsbridge Road, Newbury for Mr & Mrs Dearlove	Application to determine if Prior Approval is required for change of use from existing office building (B1) to dwelling house (C3)
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