

31st October 2018

To: The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; John Gardner; Dave Goff; Elizabeth O’Keeffe; Anthony Pick; Kuldip Singh Kang; Andrew Steel; Tony Stretton.

Substitutes: Lynne Doherty; James Fredrickson; David Fish; Sarah Greenall; Julian Swift-Hook; Martha Vickers.

Also: All Members of the Town Council for information.

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Wednesday 7th November 2018 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

1. **Apologies**
Chief Executive Officer

2. **Declarations of Interest and Dispensations**
Chairperson
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. **Minutes (Appendix 1)**
Chairperson
To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 22nd October 2018 (already circulated). (Appendix 1)

4. **Questions and Petitions from Members of the Public**
Chairperson

5. **Members’ Questions and Petitions**
Chairperson

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule for which there are members of the public present.

7. Schedule of Planning Decisions (Appendix 3)

Chairperson

To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

8. Schedule of Licensing Applications (Appendix 4)

Chairperson

To comment on the licensing applications listed at the attached schedule.

9. Town And Country Planning Act 1990 Appeal Under Section 78

Application No: 18/01429/PACOU for 4 Gordon Road, Newbury for Application to determine if Prior Approval is required for the Change of Use to Two-storey one-bedroom dwelling.

Newbury Town Council's Comments: Objection/Comment: The conversion requested was previously rejected by West Berkshire Council under application 14/02233/FULD, a refusal which was confirmed on appeal. We therefore see no grounds for approving it under permitted development rights.

Chairperson

To note that the above-mentioned Appeal is to be decided on the basis of an exchange of written representations by the Inspector.

Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Monday 3rd December 2018.

10. Town And Country Planning Act 1990 Appeal Under Section 78

Application No: 18/01429/PACOU for 3 Chesterfield Road, Newbury for Outline application will matters reserved. Two storey 4-5 bed detached house with crossover.

Newbury Town Council's Comments: Objection/Comment: 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 Town Design Statement, Section 4.8 (July 2018), and would leave insufficient garden space for the present house.

Chairperson

To note that the above-mentioned Appeal is to be decided on the basis of an exchange of written representations by the Inspector.

Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Wednesday 5th December 2018.

- 11. Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
- 12. Newbury Town Plan**
Chairperson
To update the Committee on the progress of the Newbury Town Plan.
- 13. Sandford Park Joint Working Group – Update**
Chairperson
To receive an update on any relevant information.
- 14. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 5)**
Chairperson
To note and agree any other items that Members resolve to add to the Forward Work Programme.

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 22 OCTOBER 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Tony Stretton.

In Attendance

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

172. APOLOGIES

Councillors Jeanette Clifford, Dave Goff & Andrew Steel.

173. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, 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: "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 applications, Councillor Anthony Pick declared that he had a prejudicial interest and took no part in the vote: **18/02205/HOUSE & 18/02068/PACOU**

174. 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 1 October 2018, be approved and signed by the Chairperson.

175. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

176. MEMBERS' QUESTIONS AND PETITIONS

There were none.

177. SCHEDULE OF PLANNING APPLICATIONS

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

178. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

179. SCHEDULE OF APEAL DECISIONS

Information was received and noted by the Committee.

180. TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78 APPLICATION NO: 18/00876/FULD FOR 6 NORTHWOOD DRIVE, NEWBURY FOR NEW SINGLE FAMILY DWELLING.

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

181. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing new to discuss at this time, as no properties were within the Newbury Parish.

182. NEWBURY TOWN PLAN

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Jeff Beck

RESOLVED: That this Committee agrees the action plan to monitor the implementation of the Town Plan and reviews progress every 6 months.

183. CONSULTATION ON THE WEST BERKSHIRE VISION 2036

It was agreed that the response suggested by the Chairperson (as at Appendix 3) was approved, with the addition of a reference to the Newbury Town Plan.

184. SANDLEFORD PARK WORKING GROUP – UPDATE

There is no further information at this time.

185. POTENTIAL EXTINGUISHMENT OF PUBLIC FOOTPATHS AND BRIDLEWAYS

The following observations were made:

1. The attention of West Berkshire Council is drawn to the map "Walking in Newbury" which it published in about 2014 (reference WBC/P&T/NT/0514; 100024251). This shows all the walking routes in Newbury, classified as "generally accessible" and "less generally

accessible". Many of these do not appear on the PROW map which was sent. We suggest that all should be included as PROW's, as the "less generally accessible" routes are in our experience readily accessible.

2. The footpaths should include the path on the south-west side of the River Lambourn from the Swan Inn to the wooden bridge. This is a generally used route.

3. The path from Northbrook Street along the side of Jack of Newbury's House, which was transferred to SLI, should become a PROW or revert to Council ownership. It is an essential access to one of Newbury's principal heritage assets, Grade II* listed.

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

Noted.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:08 HRS

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection / comment: 1) The plans are misleading, in that they include addition of a third bedroom which is not mentioned in the application summary. 2) The remarks by the Highways Officer should be attended to	18/02556/HOUSE	7 Digby Road, Newbury for Bernice Gardiner	Front porch extension to family dwelling.
2	Objection / comment: The antenna would be of excessive size and out of keeping with the house and neighbourhood. It is not consistent with the supporting documentation. The comparable examples quoted are not relevant. It is not designed to be flexible in high winds, and would be dangerous in those conditions	18/02194/HOUSE	26 Cheviot Close, Newbury for John Lambert	Erection of an Amateur Radio Antenna (on pole measuring 1000mm length x 50mm width) at rear of property, 300mm above apex of roof
3	No objection / comment. Although we appreciate there may be parking problems, these considerations are outweighed by the benefit of additional high quality, intermediate, sustainable and well-managed accommodation for young professionals. The owner has undertaken to limit the number of tenants with cars.	18/02205/FUL	21 Woodside, Newbury for Russell Hanson	Semi-detached house being used as 6 bedroom HMO. Change of use for bedroom 7 to be used as HMO. No building work is needed as bedroom already exists but is unused.
4	No objection	18/02580/HOUSE	22 Sidestrand Road, Newbury for Ryan Pascoe	Two storey side extension and porch to existing semi-detached house.
5	No objection	18/02470/HOUSE	26 Oaken Grove, Newbury for Mr & Mrs Coleman	Conservatory to rear
6	No objection	18/02632/HOUSE	212 Andover Road, Newbury for Mr & Mrs Schofield	Demolish conservatory and replace with single storey rear extension. Replace windows and render house. Ground floor alterations including New wood Burner with external flue.
7	No comment. We are unable to ascertain from the documentation, what is the proposed variation of condition.	18/02651/HOUSE	17 Normay Rise, Newbury for Mr M Bagshaw	Section 73A: Variation of Condition 2 – Approved Plans, of planning permission 17/02248/HOUSE

8	No objection	18/02647/HOUSE	12 Valley Road, Newbury for Mr & Mrs N Duncan	Proposed single storey front and side extension
9	No objection	18/02663/HOUSE	6 Willow Mead, Newbury for Nigel Bealing	Insert roof lights in existing rear extension more than 3000mm from ground floor level to top.
10	No objection	18/02487/HOUSE	2 The Gabriels, Newbury for Mr & Mrs Sugden	Enclosure of existing porch area
11	No objection	18/02478/COMIND	Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holding Ltd	Section 73 - Variation of Condition 7 of planning permission 142802 to allow the sale of food from unit 9
12	Objection / comment: Members support the code for sustainable homes and believe that the condition to observe it should be sustained	18/02262/FULEXT	Former J and P Motors Site, Newtown Road, Newbury for Palady Developments Ltd	Section 73A Variation of condition 2 code for sustainable homes of previous application 07/01687/FULEXT : Demolition of existing garage and change of use to erect 37 No.1 and 2 bedroom apartments and associated works
13	No objection	18/02578/HOUSE	4 The Court, Enborne Place, Newbury for Mr & Mrs Burns	Second floor conversion
14	Objection / comment. This proposal is for a three-storey extension of 4500 square feet to a two-storey house of 2800 square feet, which would be equipped as if it were a new dwelling. It would be disproportionate to the present dwelling. Fronting onto Tydehams, it would damage the spacious and open appearance characteristic of the road. Any extension should be constructed into the garden and not along the Tydehams frontage, which would constitute a bad precedent. The proposed use of render would be incompatible with the neighbouring properties. The neighbouring Brockwell House would be faced with a wall of 600 square feet two metres from their dwelling	18/02575/HOUSE	The Gardner's Cottage, Tydehams, Newbury for Mr & Mrs L Arnold	Demolition of existing outbuildings and garage with new extension linking to house comprising double garage, gas store and family room with bed rooms above and attic den.
15	Objection / comment. The proposed extension would be too large in relation to the existing house and too close to 55 Rectory Close	18/02476/HOUSE	57 Rectory Close, Newbury for James & Fiona Richards	Demolition of existing conservatory and Construction of Single storey rear extension.
16	No objection	18/02690/HOUSE	21 Chandos Road, Newbury for Mr Byrne	Formation of habitable room in roof space with rear dormer and gable build up

17	No objection	18/02438/ADV	Unit V3, The Kennet Centre, Newbury for Me Qiangyong Xu	One new fascia sign of Kungfu restaurant
18	No comment. The land is owned by Newbury Town Council.	18/02148/FUL	Land at Robin Hood Roundabout, London Road, Newbury for David Wilson Homes (Southern)	Full planning application to temporary locate the proposed contractor's compound, and in connection with the adjacent development at Hutton Close - Newbury granted planning permission 17/01348/FULEXT.
19	No objection	18/02599/HOUSE	62 Kings Road, Newbury for Mr & Mrs Stewart	Single storey rear extension and loft conversion
20	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 the rear
21	No objection	18/02539/ADV	Stone Circle House, Bone Lane, Newbury for Dave Stokes	New Fascia signage
22	Objection/ comments. 1) The plans are insufficiently clear. 2) We suggest that the classification of a Thai massage and beauty salon as Sui Generis is checked	18/02456/FUL	17-18 Market Street, Newbury for Orchard Thai Therapy	Change of use from A5(Takeaway) to Sui-Generis Thai Massage and Beauty Salon
23	No objection	18/02720/TELE56	Northbrook Multi Storey Car Park, Pembroke Road, Newbury for CTIL Telephonic & Vodafone Ltd	Proposed base station instillation at Northbrook car park

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / comment: Members disagree with the loss of office space in a location dedicated to offices. The building is not suitable to be converted to flats. The number of dwelling units proposed is not sustainable. The claim that they would be affordable is not justified.	18/02608/PACOU	1 The Pentagonal, Park Street, Newbury for Mr R Dunn	Prior Approval for conversion of office building into 6x2 bedroom apartments with access via an existing entrance.

RESPONSE CONSULTATION ON THE WEST BERKSHIRE VISION 2036

Thank you for asking us to comment on the draft Vision for Berkshire. We fully support the objectives and actions which you describe. The following comments therefore address areas which we feel require further attention.

Page 8

The architectural character and heritage of West Berkshire's towns and villages should be conserved while allowing for continued growth, especially by the towns. The principles of this should be laid down, and steps to commemorate heritage proposed. The role of the West Berkshire Heritage Forum may be relevant.

The "strong cultural offering" implies an aspiration to encourage visiting tourism. It should be made clear whether or not this is so. It is certainly the case for Newbury. A broad outline of the "strong cultural offering", including theatre, music, cinema, and art, should be given and steps suggested to enhance it. Longer-term thought should be given to a concert hall or other substantial events centre.

No mention in the vision is made of sport. A policy on sports facilities is needed, in order to deal with bodies such as Sport England.

It may be that the Vision anticipates that these policies will be dealt with by Town and Parish Councils. If so, that should be made more explicit.

Page 11

This summary of education policy is not adequate. The higher and further education opportunities available to local residents should be developed in order to encourage more young adults to stay in the area, and others to move in. Local businesses should be consulted. For higher education to degree level, collaboration with local Universities should be sought – Newbury College is already looking into this possibility.

Schools should collaborate in order to achieve consistency throughout a student's career and assist disadvantaged students. Schools should become community assets and centres of excellence for teacher training. The executive portfolio holder for [education](#) can supply further details.

Page 13

If any planning policy is to work, it should be based on a spatial plan for the District which ensures a balance between housing, employment, transport, leisure, education, and healthcare. If this is not sustained, the pressure for new houses is likely to overwhelm the space which should be assigned for other purposes. An example is space for care homes, many more of which will be needed.

Attention is needed to improve accessibility to health care, both with GP's and by devolving health services further to the Community Hospital. If this could be done for maternity services, it would be beneficial.

Page 17

As you imply but do not state, further business parks will be needed to accommodate economic development. These should receive the planning flexibility afforded by Local Development Orders. They should also have flexible rental and service terms to enable businesses to adapt and change their business model as desired.

Incubator hubs should be provided to support new businesses, and accelerator hubs to assist expanding businesses. These are important models which have been successfully adopted elsewhere.

The whole of the planning process is currently being undermined by Permitted Development Rights on commercial property. The Council should exert all its influence jointly with other Councils to counter this plague.

You may wish to consider a policy to concentrate distribution companies in particular locations accessible from the M4.

Future growth will entail parallel development of transport links, whether rail or road. These should be evaluated and planned for. The District contains a number of transport pinch points whose removal will entail additional transport infrastructure. As mentioned above, this infrastructure would be thwarted by badly planned developments.

No reference is made to public transport other than rail electrification. Development of both the rail and bus networks should be evaluated and planned for. The executive portfolio holder for transport can supply further details.

Page 18

Work has progressed on preparing a cycle network in the District. This should be extended. A similar network of pedestrian routes should be prepared for the District, including mobility vehicles.

Page 23

A central element in environmental policy should be the support of public open spaces, both those now maintained by Parish and Town Council and those maintained by service companies within housing estates. They should be protected, and there should be a common standard and policy for all of them.

Environmental assets such as rivers are in general maintained by voluntary groups. Support should be given to these groups collectively, to ensure that they can function.

There should be a policy to maintain biodiversity.

PLANNING AND HIGHWAYS COMMITTEE MEETING

7 November 2018

SCHEDULE OF PLANNING APPLICATIONS

Members are requested to consider the following Planning Applications, details of which will be tabled at the meeting and which are available for reference At the Town Hall prior to the meeting.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	CLAY HILL	18/02231/FUL	Nexus House, Lambourn House and Derby House, Newbury Business Park, London Road, Newbury for Stonegate Homes	Proposed external alterations to facilitate the conversion of Lambourne House, Derby House and Nexus House to residential.
2	CLAY HILL	18/02200/FUL	39 Cresswell Road, Newbury for Bronislaw Czajkowski	Conversion of TV room in to bedroom with shower.
3	FALKLAND	18/02734/FULD	Site of Former 39 Kingsbridge Road, Newbury for Roman Building Design and Construction Ltd	Detached dwelling
4	FALKLAND	18/02834/HOUSE	85 Valley Road, Newbury for Mr & Mrs Dent	Two storey side extension
5	FALKLAND	18/02833/HOUSE	3 Dormer Close, Newbury for Mr & Mrs Starrs	One and half storey extension
6	NORTHCROFT	18/02789/HOUSE	40 Chestnut Crescent, Newbury for Mr & Mrs Parish	Single storey rear infill extension
7	ST JOHNS	18/02625/HOUSE	19 Enborne Road, Newbury for Miss Tingey	Instillation of dormer windows to first floor (to be opening and unobscured)
8	ST JOHNS	18/02255/HOUSE	44 Priory Road, Newbury for Andrew Kemp	Demolition of side garage/outhouse, rear wall of kitchen and ground floor shower room. Construct single storey side extension and larger single storey rear extension along with 2 storey en-suite bathroom.
9	VICTORIA	18/02777/FUL	Stryker UK Ltd, Stryker House, Hambridge Road, Newbury for Stryker Ltd	Erection of a new semi-permanent storage building for storage purposes
10	VICTORIA	18/02872/LBC2	12 Market Place, Newbury for J D Wetherspoon	Section 19: Variation of Condition 2: Approved plans, od planning permission 18/02257/LBC2
11	VICTORIA	18/02741/FUL	2-4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Diversion of existing office building in to two separate units, with alterations.
12	VICTORIA	18/02742/LBC2	2-4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Diversion of existing office building in to two separate units, with alterations.

PLANNING AND HIGHWAYS COMMITTEE MEETING

7 November 2018

SCHEDULE OF PLANNING DECISIONS & RECOMMENDATIONS MADE BY WEST BERKSHIRE
COUNCIL (WBC)

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
18/02393/ADV	Monument, 57 Northbrook Street, Newbury for Enterprise	Refresh of existing signage. 5 X fascia and 1 x Hanging pictorial and amenity boards, all to replace existing.	No objection
WBC final decision – REFUSED			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
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).	No objection on condition that the proposed flags are 2.4m above the footway in accordance with policy.
WBC final decision – REFUSED			

PLANNING AND HIGHWAYS COMMITTEE MEETING

7 NOVEMBER 2018

SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 18/021577/LQN	Applicant: Gracewell Healthcare 3 Limited T/A Gracewell Newbury Location: 370 London Road, Newbury, Berkshire RG14 2QH	Proposal: Supply of Alcohol for consumption ON the premises Monday to Sunday from 11:00 to 23:00
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 18/01534/LQN	Applicant: Mr James Michael Allen Location: 10 Bartholomew Street, Newbury, Berkshire RG14 5LL	Proposal: Late Night Refreshment Monday to Sunday, from 23:00 to 01:00 and Supply of Alcohol for consumption ON premises, Monday to Sunday from 12:00 to 00:30
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 18/021577/LQN	Applicant: Food Partners SJT Ltd Location: 81 Bartholomew Street, Newbury, Berkshire RG14 5EE	Proposal: Supply of Alcohol for consumption OFF premises, Monday to Saturday from 08:00 to 23:00 & Sunday 09:00 to 23:00

Newbury Town Council

Work Programme for Planning and Highways Committee Meetings

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions form Members of the Council
6. Schedule of Planning Applications
7. Schedule of Planning Decisions (if any)
8. Schedule of Prior Approval Applications (if any)
9. Schedule of Licensing Applications (if any)
10. Update from The Western Area Planning Committee
11. Sandleford Park Working Group – Update

18-19

1 October	Respond to consultation on Gambling Policy
22 October	Plan to Monitor implementation of The Town Plan
	Consultation on the West Berkshire Vision 2036
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO
March	To consider the additional chapter to the Town Design Statement: " The Canal Corridor"
Each June	Review Working Group memberships