

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON WEDNESDAY 07 NOVEMBER 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jo Day; Miles Evans; Mike Johnston (substitute); 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

187. APOLOGIES

Councillors, Adrian Edwards, John Gardner & Dave Goff
Absent: Jeanette Clifford

It was agreed that Councillor Mike Johnston be allowed to substitute for Councillor Adrian Edwards. He was able to comment but take not part in the vote.

188. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Anthony Pick and Mike Johnston 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 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."

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.

189. 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 22 October 2018, be approved and signed by the Chairperson.

190. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

191. MEMBERS' QUESTIONS AND PETITIONS

There were none.

192. SCHEDULE OF PLANNING APPLICATIONS

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

193. SCHEDULE OF PLANNING DECISIONS

Information was received and noted but the committee

194. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence 18/021577/LQN (New) - 370 London Road, Newbury.**

Applicant: Gracewell Healthcare 3 Limited T/A Gracewell Newbury

No objection

- **Premises Licence 18/01534/LQN (New) – 10 Bartholomew Street, Newbury.**

Applicant: Mr James Michael Allen

No objection

- **Premises Licence 18/021577/LQN (New) – 81 Bartholomew Street, Newbury.**

Applicant: Food partners SJT Ltd

No objection

195. 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.

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

196. TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78 APPLICATION NO: 18/02060/OUTD FOR 3 CHESTERFIELD ROAD, NEWBURY FOR OUTLINE APPLICATION WITH MATTERS RESERVED. TWO STOREY 4-5 BED DETACHED HOUSE WITH CROSSOVER.

Committee Members agreed that the protection of the Yew tree should be added to the previous comments, which are to be sent to the Planning Inspectorate and West Berkshire District Council.

197. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Case of Newbury Manor Hotel, issues were revised and amendment of applications submitted. Planning application was approved.

198. NEWBURY TOWN PLAN

Considered Vision 2036 at previous meeting, comments have been submitted to West Berkshire district Council. The local Plan review consultation comes out on 9th November until 21st December, to be considered at next Scheduled Planning and Highways committee Meeting, Monday 3rd December 2018.

199. SANDLEFORD PARK WORKING GROUP – UPDATE

Chief Executive Officer is to contact West Berkshire Council for update regarding applications on Sandlesford Park.

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

Review of KPI's at next scheduled Planning and Highways Committee meeting, Monday 3rd December 2018.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.06 HRS

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / comment: In our opinion, the Permitted Development Rights under which these buildings are being converted to residential only authorise the conversion of the existing buildings. They do not provide an argument for a substantial extension of the buildings as this application proposes. We remain opposed in principle to this application of PDR's, and urge that they are opposed wherever possible.	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	No objection	18/02200/FUL	39 Cresswell Road, Newbury for Bronislaw Czajkowski	Conversion of TV room in to bedroom with shower.
3	No objection/comment: 1) The light and other facilities currently enjoyed by the neighbouring properties should not be diminished. 2) Attention is required to the high water table problems which undermined the previous house on the site and also caused problems to No. 41. 3) The usual hours of construction should be conditioned.	18/02734/FULD	Site of Former 39 Kingsbridge Road, Newbury for Roman Building Design and Construction Ltd	Detached dwelling
4	No objection	18/02834/HOUSE	85 Valley Road, Newbury for Mr & Mrs Dent	Two storey side extension
5	No objection	18/02833/HOUSE	3 Dormer Close, Newbury for Mr & Mrs Starrs	One and half storey extension
6	No objection	18/02789/HOUSE	40 Chestnut Crescent, Newbury for Mr & Mrs Parish	Single storey rear infill extension
7	No objection	18/02625/HOUSE	19 Enborne Road, Newbury for Miss Tingey	Instillation of dormer windows to first floor (to be opening and unobscured)
8	No objection	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	No objection	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	No objection	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	No objection / comment: We look forward to the eventual reconversion of these two properties back to residential use, as the application envisages.	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	No objection / comment: We look forward to the eventual reconversion of these two properties back to residential use, as the application envisages.	18/02742/LBC2	2-4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Diversion of existing office building in to two separate units, with alterations.