

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 03 DECEMBER 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Miles Evans; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel & Tony Stretton.

In Attendance

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

201. APOLOGIES

Councillor: Adrian Edwards.

202. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, 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 made the following statement on behalf of Councillors Jeff Beck and Anthony Pick who are Members of West Berkshire Council Planning Committee 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 Jeff Beck & Anthony Pink declared that they had been lobbied: **18/02910/FULD**

In considering the following application, Councillor Anthony Pink declared that he had been lobbied: **18/02910/FULD**

In considering the following application, Councillor Tony Stretton declared that they had a personal interest: **18/018/03029/OUTD**

203. MINUTES

PROPOSED: Councillor Elizabeth O'Keeffe

SECONDED: Councillor Jeff Beck

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 7th November 2018, be approved and signed by the Chairperson.

204. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

205. MEMBERS' QUESTIONS AND PETITIONS

There were none.

206. SCHEDULE OF PLANNING APPLICATIONS

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

207. SCHEDULE OF PLANNING DECISIONS

Information was received and noted by the Committee.

208. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing new to discuss at this time

209. SANDLEFORD PARK WORKING GROUP – UPDATE

There is no further information at this time. It was agreed that the Chief Executive Officer is to contact West Berkshire Council for update regarding applications on Sandlesford Park.

210. WEST BERKSHIRE LOCAL PLAN REVIEW AND CONSULTATION

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Jeff Beck

RESOLVED: That the response from Newbury Town Council as at Appendix 2 to these minutes be submitted to West Berkshire District Council.

211. PLANNING & HIGHWAYS BUDGET 2019-20

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Miles Evans

RESOLVED: It was noted that the Heritage Working Group already has £2,037 allocated in Earmarked reserves and it was agreed that the £1,500 provided was not required for 2019/20. The matter should be reviewed for budget 2020-21.

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

Information was received and noted by the committee.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.41 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	18/03003/LBC	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Side Mounted condenser unit and roof-mounted extract
2	<p>Objection / comment: 1) The site is already used to park five cars for the residents of 1 Reed Walk, a house in multiple occupation with five bedrooms. There would be insufficient space for cars for an additional dwelling. 2) Given the use of the site for parking, insufficient amenity space would remain for both 1 Reed Walk and the new house. 3) The policy of the Town Council, expressed in the Newbury Town Plan, is to support the retention of open corner plots. Building on this site would set a bad precedent for similar corner plots in Trout Walk and elsewhere. 4) No orange planning application sign has been erected for the site. 5) The application would be garden-grabbing and an overdevelopment.</p>	18/03029/OUTD	1 Reed Walk, Newbury for PHL Property Limited	Outline application for construction of four bedroom detached dwelling house on part of the garden of 1 Reed Walk with some matters reserved. Matters to be considered: Access and Layout
3	<p>Objection / comment:</p> <p>1) The houses in that part of Fire Tree Lane date from the 1920's and 1930's and have a unique character, which the proposed design of this development would not respect.</p> <p>2) Its distance from Fir Tree Lane, at about 2 metres, would not respect the building line of the neighbouring properties.</p> <p>3) There is insufficient space for the 4 parking spaces and on-site vehicle turning required by the Highways Officer.</p> <p>4) Because of the constant use of Fir Tree Lane, traffic queuing at the</p>	18/02910/FULD	Land Rear Of 378 London Road, Benham Hill, Thatcham, Newbury for Catherine Hall	Erection of 3 no. one-bedroomed flats, access off Fir Tree Lane

	<p>approach to London Road is normal. Such queuing would interfere with cars seeking to exit from the site, and especially those seeking to enter the site from the south which would have to cross the queue.</p> <p>5) The Juliet balconies planned for the northern elevation would overlook the playing field of Fir Tree Primary School, since the trees which formerly provided screening have been cut down.</p> <p>6) Attention is drawn to the concerns of Thames Water with regard to the discharge of ground and surface water.</p>			
4	No objection / comment: A condition should be applied to prevent the out-building being used as a separate dwelling	18/02871/HOUSE	3 Spencer Road, Newbury for Robert Nixon	New timber framed out building for use as a therapy room by a disabled person.
5	No objection	18/02796/HOUSE	313 Andover Road, Newbury for Mr & Mrs G Powell	Proposed single storey rear extension
6	This was not considered as it has been withdrawn by the applicant.	18/02670/HOUSE	19 Battery End, Newbury for Jack Stacey	A single storey side extension and loft conversion
7	No objection	18/02954/HOUSE	69 Conifer Crest, Newbury for Mr & Mrs Shrovrou	Two storey extension to create enlarged kitchen dining utility area, with internal alterations and new roof over existing single storey garage for dressing room and new terrace area to rear.
8	No objection	18/02806/HOUSE	1 Lisle Close, Newbury for Mr & Mrs Forster	Single storey rear extension to create enlarged kitchen dining utility area with internal alterations and additional of enclosed front porch
9	No objection / comment: The Application Form did not make clear what is being proposed	18/02969/COMIND	Aldi Food store Ltd, London Road, Newbury for Aldi Stores Ltd	Section 73A: Variation of condition 1: Trading times, of planning permission 15/00147/COMIND
10	No objection	18/03071/HOUSE	1 Kennet Road, Newbury for Mr & Mrs Philip Simmons	Demolish structurally substandard extension, retention and refurbishment of original built form, revised vehicular access
11	No objection	18/02895/HOUSE	127 Andover Road, Newbury for Mr S Tucker	Single storey kitchen/porch/cloakroom extension to front elevation.
12	No objection / comment: We share the concerns of the conservation Officer and we hope that this represents the final application for this development.	18/02952/LBC2	12 Market Place, Newbury for JD Weatherspoon	Section 19: Variation of Condition 2: Approved plans, of planning permission 18/02257/LBC2
13	No objection / comment: 1) The alteration should not entail	18/02844/FULD	4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Reinstatement of the previous use as a dwelling with alterations

	<p>any change in architectural style or materials.</p> <p>2) We recommend that construction traffic be required to use the rear access via the URC site.</p> <p>3) We recommend also that waste collection is via the rear access.</p> <p>4) Parking should be provided by arrangement on the URC site as for other dwellings in Cromwell Place.</p>			
14	<p>No objection / comment:</p> <p>1) The alteration should not entail any change in architectural style or materials.</p> <p>2) We recommend that construction traffic be required to use the rear access via the URC site.</p> <p>3) We recommend also that waste collection is via the rear access.</p> <p>4) Parking should be provided by arrangement on the URC site as for other dwellings in Cromwell Place.</p>	18/02846/LBC2	4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Reinstatement of the previous use as a dwelling with alterations
15	<p>No objection / comment:</p> <p>1) The alteration should not entail any change in architectural style or materials.</p> <p>2) We recommend that construction traffic be permitted to use the rear access via the URC site.</p> <p>3) We recommend also that waste collection is via the rear access.</p> <p>4) Parking should be provided by arrangement on the URC site as for other dwellings in Cromwell Place.</p>	18/02848/FULD	2-3 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Reinstatement of the previous use as a dwelling with alterations
16	No objection	18/03036/CERTE	The Bungalow, Greenham Island, Mill Lane, Newbury for Mark Wiltshire	Certification of Lawfulness of existing dwelling use.
17	No objection	18/03075/FUL	Fawcetts Volvo, Unit C, The Triangle, Newbury, for Waylands Automotive properties Ltd	Internal alterations, replacement signage and new cladding to existing motor dealership premises.
18	No objection	18/03079/ADV	Fawcetts Volvo, Unit C, The Triangle, Newbury, for Waylands Automotive properties Ltd	Internal alterations, replacement signage and new cladding to existing motor dealership premises.

Newbury Town Council

Responses to West Berkshire Local Plan Review to 2036 - Regulation 18 Consultation November 2018

Question 1:

Do you agree with our proposed Vision? Yes/No

The text refers to another "Vision" being drafted by the Health and Wellbeing Board; there should be just one Vision for West Berkshire. WBDC and the Health and Wellbeing Board need to combine their "Visions". The present arrangement is confusing.

We would like to make the following suggestions regarding Chapter 3, Strategic Objectives:

(additions shown in italics)

3 Strategic Objectives

2. Housing

Together with the other Berkshire authorities within the Western Berkshire Housing Market Area, to ensure that *sufficient zoned and serviced land is made available to meet* the assessed need for market and affordable housing up to 2036 will be met across the District.

3. Sustainable and Quality Development

To ~~ensure~~ *facilitate, support and enable* provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

4. Economy

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of *sufficient* employment land which provides for a range of local job opportunities. *Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses*

5. Town Centres

To enhance, *support and facilitate* the vitality and viability of Town, district and local centres in West Berkshire as places for shopping, leisure and community activities.

6. Culture

Together with partners, to *identify, record,* develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

7. Heritage

To *record*, conserve and enhance the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside, including a programme of conservation area appraisals where appropriate.

10. Transport

To make provision for transport networks that support sustainable growth *and improve the quality of life for residents* in West Berkshire and to promote low emission transport choices.

11. Infrastructure

To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development *and improve the quality of life for residents in West Berkshire* in accordance with the detail set out in the Infrastructure Delivery Plan.

Add further Strategic objectives:

12. Health and wellbeing

- 1. Develop strategies to encourage healthier lifestyles and to provide the infrastructure to enable this (walking, cycling, leisure, etc.*
- 2. Develop strategies and policies to meet the needs and choices of the changing demographics of West Berkshire up to 2036, including care facilities, dementia awareness, mental and physical health, etc.*

We believe that the Plan should include Strategic Objectives to cover the following important matters:

13. Education

Education should include provision for expansion of further and higher education.

14. Sports and Leisure

This should include a policy for expansion of sports facilities across the District, and other leisure facilities.

15. Tourism

This should include a specific policy to develop the river and the Canal as a leisure and tourism centre/facility.

For the rest of the document, the Newbury Town Council responses are shown in red:

Chapter 4: 4 Reviewing the Spatial Strategy

*Paragraph 4.4: add a third reason to review existing housing provision:
iii. To address the affordability issues faced by residents of West Berkshire*

The Local Housing Needs Assessment *makes no reference to obsolescence and/or replacements to existing housing stock and no provision is made to account for this.*

Paragraph 4.15 provides as follows:

As work progresses we will also consider whether a stepped target may be suitable, with a lower requirement in the early part of the Plan period, increasing in the later period of the Plan. This may be appropriate if delivery is anticipated to vary significantly over the Plan period, which could be the case if a significant element of the requirement is to be met from large strategic sites which, it is acknowledged, will take longer to deliver.

We believe that this approach is likely to cause affordability and supply issues.

It would be more effective, efficient and cause less problems to do it the other way around, that is to aim to front load the earlier part of the Plan period.

The Housing supply provision to 2036 includes a "Windfall allowance" of 1,600 dwellings. (page 10). There is no explanation for this provision. Windfall is defined as "Sites not specifically identified" and it should not be relied upon to meet the properly assessed needs of the District.

Paragraph 4.21 provides that "Some of this housing requirement can be met through allocations in Neighbourhood Development Plans (NDPs)."

The evidence to date suggests that this cannot be relied upon to make any significant contribution to meeting housing needs.

Reviewing the employment land requirement

Paragraph 4.23 "The current Local Plan outlines through policy CS9 of the Core Strategy that West Berkshire has a sufficient supply of employment land to meet demand to 2026, and thus there is no need to plan for a net increase in employment land stock. However, the employment land requirement needs to be reviewed to look longer term in order to ensure the provision of sufficient employment land to support future growth in the district through to 2036."

- Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses. There are no such policies at present.
- Permitted Development Rights on commercial property make a nonsense of all Planning, and specifically place at risk any policy on dedicated employment land.

Paragraph 4.3.1 refers to Newbury and the following should be added:

Newbury Town Council has recently approved the Newbury Town Plan 2036, covering the settlement area of Newbury. This review will consider the objectives of the Town Plan and have due regard to same.

Paragraph 4.49 *The Council is clear that in going forward it will take a landscape led approach to the drawing of settlement boundaries and so we have reviewed our settlement boundary criteria with this in mind.*

Is this the correct approach for settlement boundaries? Should it not be a community-led approach, having regard to the location of service centres, infrastructure and facilities of the community? Physical infrastructure, such as road lines, rail lines, bridges often play a part in determining settlement boundaries.

Appendix A: Local Housing Need Assessment Calculation for West Berkshire - Sept 2018

The figures provided make no provision for obsolescence / replacement of existing housing stock.

The Criteria for audit of services and facilities for settlement hierarchy includes Accessibility by public transport. There is no mention of private transport links, facilities or infrastructure. (Car parks are not listed among the Key services and facilities)

Appendix C: Draft revised settlement boundary review criteria

C.1 The Council will take a landscape led approach to the drawing of settlement boundaries.

As stated above, we do not agree with this approach and we recommend that settlement boundaries are community –led, having regard to existing settlement area, existing planning permissions, lands identified for future development, the catchment area of the settlement centre and physical boundaries, such as roads, bridges, railway lines, etc., as well as landscape issues.

Boundaries will exclude:

Open undeveloped parcels of land on the edges of settlements.

Why should such sites be excluded if they can provide sustainable development?

The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement.

If this land is suitable for sustainable development, why should it be excluded?

Appendix D: Assessment of the relevance and effectiveness of the adopted policies.

Part 2 includes the ADPP” for Newbury. The recommendation in the consultation document is to *Consider whether the current spatial strategy for the District is the most appropriate up to 2036. Policies for the delivery of the Spatial Strategy to be developed once the principles have been established.*

Following consultation with officials of the Planning Authority, Newbury Town Council approved a Town development Plan to address the shortcomings of the ADDP2.

The Town Plan mandates a spatial plan for all social functions up to 2036: residential, employment, educational, cultural, entertainment, social, sporting, transport, medical, day care centres, and care home needs. Otherwise, housing will be built on land which will be needed for other uses. [This happened (for instance) on land west of Newbury in the 1960's.]

The Town Plan also mandates a forecast of population and age profile up to 2036, and policies following from that. An aging population will require day care centres and dedicated care homes. No provision has been planned for this.

Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses. There are no such policies at present.

PDR's on commercial property make a nonsense of all planning, and specifically place at risk any policy on dedicated employment land.

Page 33, the Sandleford Strategic site allocation, is now estimated at 1,500 dwellings, rather than the 2,000 stated here. The Sandleford project is currently suffering from lack of a coherent access strategy to the west. An access road towards Wash Water is recommended

Page 39, WBDLP saved policy SHOP1 Non Retail uses in Primary Shopping Frontage:
Promotes the vitality of centres by restricting the loss of A1 retail uses in areas designated as primary shopping frontages, **and**

Page 40: WBDLP saved policy ECON5 Town Centre
Commercial Areas

Sets out the approach to business development/offices within identified Town centre commercial areas.

These Policies need to be reviewed in light of the current challenges facing "The High Street"

6. Culture

There are currently no existing specific policies covering this topic.

Overall policy approach to be considered.

Recommendation: Identify whether policies are required to cover specific issues under this strategic objective, such as tourism, or whether these could be combined with other policies.

WBC should have a policy for cultural development, including the arts.

- A tourism policy should not just be evaluated, but should exist.
- There should be a specific policy to develop the river and the canal as a leisure and tourism centre.

Page 41: WBDLP saved policy RL1 Public Open Space Provision in Residential Development Schemes Sets out the public open space provision from developments of 10 or more dwellings.

Recommendation: Principles of the policies anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.

The policy provides:

The Council will seek the transfer of public open space to local authority ownership control in a condition appropriate for such use together with any appropriate sum for ongoing maintenance.

This is not what is now happening in practice? The policy is correct, but we do not support the growing practice of forcing the occupants of new houses to take on the costs of managing/ maintaining PUBLIC open space. This is inequitable and unsustainable in the longer term.

Page 42: WBDLP saved policy TRANS3 A34/M4 Junction 13 - Chieveley

Limits further development at A34/ M4 Junction 13 to protect the landscape quality of the area.

Recommendation: Policy approach to be updated. Consider combining the principles of the policy with other policies.

The aim of the recommendation is unclear. However, we would like to point out that the Newbury Town Plan proposes:

6.1 Subject to evaluation, a new business park, readily accessible from the M4, should be established, designed especially for new and innovative businesses.

The planning conditions offered should be sufficiently flexible that the business should be able to set up and run within a few months, independent of the size of premises required. This will require a special planning designation of the business park, for instance by a Local Development Order.

The rental agreements offered should enable the business to expand, contract, close, or relocate easily and without onerous penalties. It should also leave the business free to select what additional services it selects, such as a receptionist or telephonist.

The business park should offer one or more incubation and accelerator hubs, similar to those established elsewhere, for example by the Magdalene Centre at Oxford.