

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON WEDNESDAY 02 JANUARY 2019 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Dave Goff; 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

213. APOLOGIES

Absent: Andrew Steel.

214. DECLARATIONS OF INTEREST

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

Councillor Jeff Beck is a Member of West Berkshire Council's Licensing Committee and he wished to make it clear that any comments made are only being made in relation to the formulation of the Town Council's view and would not in any way prejudice 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.

In considering the following application, Councillors Jeanette Clifford, Adrian Edwards & Dave Goff declared that they had a prejudicial interest and took no part in the vote:
18/03144/FUL

In considering the following application, Councillor Anthony Pick declared that they had been lobbied: **18/03206/FULD**

In considering the following application, Councillor Miles Evans declared that he had a prejudicial interest and took no part in the vote: **18/03203/COMIND**

215. MINUTES

PROPOSED: Councillor Jeff Beck
SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 3rd December 2018 be approved and signed by the Chairperson.

216. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

217. MEMBERS' QUESTIONS AND PETITIONS

There were none.

218. SCHEDULE OF PLANNING APPLICATIONS

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

219. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

220. SCHEDULE OF PLANNING DECISIONS

Information was received and noted by the Committee.

221. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises License 18/01831/LQN (New) – The Kennet Centre, Newbury.**
Applicant: Leisure Licence Ltd
Support
- **Premises License 18/01844/LQN (New) – Unit G8, Parkway Shopping Centre, Newbury.**
Applicant: Draco Floristry Limited
No objection

222. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

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

223. SANDLEFORD PARK WORKING GROUP – UPDATE

Case officers are still in discussions with the applicants and agents for the applications, the first results of the Highways Models are anticipated to be produced in the new year.

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

Information was received and noted by the committee.
Agreed to add “Progress report on Town Plan” each April and September.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.20 HRS

CHAIRPERSON

Draft

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection/comment: The annexe should not form a separate residential dwelling	18/03101/HOUSE	24 Cromwell Road, Newbury for Clair Green	Installation of an ancillary garden annex known as a 'Zedbox'
2	No objection	18/03055/HOUSE	44 Glendale Avenue, Newbury for Mr & Mrs James	Proposed single storey rear extension, two storey side extension and proposed out building to rear of garden
3	No objection	18/03059/HOUSE	10 Kingsbridge Road, Newbury for Mr & Mrs Drinkwater	Single storey rear extension and loft conversion
4	No objection/comment: The lime tree in front of the house should be protected from contractor deliveries and parking.	18/03148/HOUSE	78 Andover Road, Newbury for Mr & Mrs Billett	Rear conservatory
5	No objection/comments: 1) The applicant should consult with the adjoining houses in Fifth Road to agree on screening which is both effective and attractive to look at. 2) Potential noise and light pollution from the building should be examined and appropriate action taken. The lighting should be low density. 3) The parking facilities should be studied to see if the number of spaces can be increased, to limit the on-street parking by visitors. 4) Use of the building should be limited to sporting and allied activities.	18/03144/FUL	Newbury Athletics, Fifth Road, Newbury for St Bartholomew School	Demolition of the sports pavilion and erection of a single storey replacement and new parking area
6	No objection	18/03273/HOUSE	73A Fifth Road, Newbury for Mr A Clark	Single storey conservatory extension
7	No objection/comments: 1) Members support the concerns of Highways with regard to the apparent lack of parking spaces for the 10 additional staff. 2) The proposed building does not appear to fit it architecturally with the existing building.	18/03097/FUL	88 Newtown Road, Newbury for West Berkshire Council	New standalone single storey classroom accommodation, to provide 6 additional pupil spaces

8	No objection/comments: 1) The proposed working hours should be agreed with neighbours. 2) Possible alternative solutions which might be more convenient should be considered	18/03203/COMIND	Land Adjacent To Newbury RFC, Monks Lane, Newbury for Porthaven Care Homes	Section 73: Variation of condition 3 'working hours' of preciously approved application 17/01446/COMIND: Construction of care home and associated works
9	No objection	18/03294/ADV	Land Adjacent To Newbury RFC, Monks Lane, Newbury for Porthaven Care Homes	Promotional Name Sign for Proposed care home for Porthaven Care Home
10	No objection	18/03198/HOUSE	17 Bruan Road, Newbury for Chris & Kate Hardy	Removal of existing garage and conservatory, formation of new single storey wrap around extension. New velux roof light to rear landing
11	No objection	18/03119/LBC2	Monument, 57 Northbrook Street, Newbury for EI Group Plc	Removal of non-original internal wall.
12	Objection/comment: This application involves the destruction of historic fabric, and the extent of the proposed damage is not clear in the application. The opinion of the Conservation Officer was not available when this application was considered.	18/02878/LBC2	26 Market Street, Newbury for EI Group PLC	Internal alterations including removal of internal walls and exposing existing timber frame structure
13	No objection	18/03157/ADV	12 Market Place, Newbury for J D Wetherspoon	Fascia sign at the rear of the building
14	No objection	18/03194/LBC2	12 Market Place, Newbury for JD Wetherspoon	Relocation of existing fascia signage from existing building to parapet of approved extension
15	No objection/comments: 1) Adequate sound installation should be installed. 2) No provision is shown for cycle storage. 3) No provision is shown for visitor parking. Parking must not interfere with access to the adjoining buildings, including Madeira Place.	18/03089/FULD	24 Newtown Road, Newbury for Mr D Whitaker	Proposed conversion of Grade II Listed building into two flats
16	No objection/comments: 1) Adequate sound installation should be installed. 2) No provision is shown for cycle storage. 3) No provision is shown for visitor parking. Parking must not interfere with access to the adjoining buildings, including Madeira Place.	18/03090/LBC2	24 Newtown Road, Newbury for Mr D Whitaker	Proposed conversion of Grade II Listed building into two flats

17	No objection	18/03272/FUL	Newbury Building Society, 17 Bartholomew Street, Newbury for Newbury Building Society	Demolition of existing building entrance from Bartholomew Street, and erection of a two-storey extension providing 80sqm of reception and office space. Various changes to improve visual appearance of the building, new windows, signage, landscaping, 16 cycle parking spaces
18	Objection. 1) Insufficient information is given to show that adequate parking will be provided for cars which are being worked on, visitors, and staff. 2) The Fire & Rescue Service has requested installation of sprinklers.	18/03094/FULC	Tickitape House, 31 Bone Lane, Newbury for J Kane	Conversion of existing offices to form car showroom, subdivision of existing warehouse to create motor vehicle repair unit. Creation of new access and alterations to existing parking arrangements. Alteration of external elevations including roof and upgrading of existing hard surfaced areas
19	Objection/comment: 1) Arrangements for parking of vans, and cars of visitors and staff are not adequate. 2) Entry and exit from the site onto Hambridge Road would appear dangerous at that location. 3) An assessment should be made of the noise effect on neighbours of valeting. 4) No provision is made for water run-off from car washing.	18/02274/FUL	Harris Roofing Supplies Ltd, 20 Hambridge Lane, Newbury for West Berkshire Van Hire	Change of use from light industrial (use class B1) to van hire (Sui Generis)
20	No objection/comments: 1) Members support the principal of bringing this neglected building to viable commercial use, and improving its appearance. 2) We also support the tree protection plan. 3) Two additional car parking spaces are needed, as requested by Highways	18/03206/FULD	45 Greenham Road, Newbury for Mr Smith	Renovation/conversion of existing building (house of multiple occupation) into 5 no. 1 bedroom apartments with new dormer at the rear and elevation improvements with erection of bin/cycle storage and associated car parking. External rear staircase and single storey extension to be demolished. Existing porch to be replaced
21	No objection	18/03193/FUL	6 The Kennet Centre, Newbury for H.I.G Holdings 77 Sarl	Change of use of vacant A1 retail unit to Bowling Alley and Laser Tag (use class D2) with ancillary uses at the Kennet Shopping Centre Newbury

22	<p>Objection/comments: 1) This is not a minor amendment to the original application, as stated, but major. 2) No evidence has been provided to justify removal of allotments, or the arguments to that effect presented on page 3. 3) The space available for the local centre has been reduced. No parking capacity to support the local centre is shown. 4) Development should be phased so that the early developments are not serviced from Love Lane. Love Lane is already heavily trafficked, especially for Trinity School, and would not be compatible with heavy construction traffic. 5) The Fire and Rescue Service has requested instillation of fire hydrants and sprinklers.</p>	18/03181/OUTMAJ	Land Adjacent to Hilltop, Oxford Road, Newbury for David Wilson Homes (southern)	Section 73: Variation of Condition 1 – Approved plans of previous application approved by appeal APP/W0340/W/16/3143214 (14/02400/OUTMAJ Outline application for mixed use scheme on 23.2 ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m2 local centre (Use classes A1/A2/D1/D2 – no more than 200m2 of A1) on 0.29 ha of land, one form entry primary school site on 1.71 ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access)
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APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection/comment: 1) Use as a restaurant has implications for noise, odour, and waste disposal which should be considered in a formal planning application. 2) Members disagree with the further loss of retail capacity.	18/03150/PACOU	28-29 Northbrook Street, Newbury for Bellborough Limited	Change of use of ground floor from retail to A3 class use.