

15 January 2019

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 **Monday 21st January 2019 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 Wednesday 2nd January 2019 (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

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- 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. Appeal Decisions (Appendix 3)**
Chairperson
To receive and comment as necessary on the appeal decisions 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. Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
- 10. Sandlesford Park Joint Working Group – Update**
Chairperson
To receive an update on any relevant information.
- 11. 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
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

**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	Ticktape 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>	<p>18/03181/OUTMAJ</p>	<p>Land Adjacent to Hilltop, Oxford Road, Newbury for David Wilson Homes (southern)</p>	<p>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)</p>
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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.

PLANNING AND HIGHWAYS COMMITTEE MEETING

21 JANUARY 2019

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	BRUMELL GROVE (Amended Plans)	18/02556/HOUSE	7 Digby Road, Newbury for Bernice Gardiner	Front porch extension to family dwelling
2	CLAY HILL	18/02464/FUL	Emerald House, Newbury Business Park, London Road, Newbury for Mountley Ltd	Replacement roof including the provision of dormers. Creation of internal Courtyard with new cladding. Minor variations to fenestration
3	CLAY HILL	18/00020/FULD	Land Rear of London Road, Benham Hill, Thatcham for Keith Martin	3 x1 bedroom flats
4	FALKLAND	18/03310/HOUSE	15 Willowmead Close, Newbury for Mr & Mrs Corley	Two storey extension to enlarge kitchen dining area with internal alterations and addition of first floor to enlarge existing bedroom over existing single storey and addition of pitched roof to existing front flat roof
5	FALKLAND	18/03359/HOUSE	7 Ladwell Close, Newbury for Mr & Mrs Shearer	Single storey rear extension to create enlarged kitchen dining and external access for utility room
6	FALKLAND	19/00019/HOUSE	19 Battery End, Newbury for Jack & Danielle Stacey	Single storey extension with basement
7	FALKLAND	19/00044/HOUSE	7A Gorselands, Newbury for Mr & Mrs Faviour	Replacement conservatory
8	NORTHCROFT	18/03248/FUL	Sovereign Housing Association, 1-48 Speenhamland Court, Pelican Lane, Newbury for Sovereign Housing Association	Replace existing white UPVC windows with new double glazed white UPVC windows to same style and layout
9	PYLE HILL	18/03325/HOUSE	Plum Tree Cottage, Newbury for S Lewington	Roof extension to form additional bedroom above living room
10	ST JOHNS	18/03332/HOUSE	67 Andover Road, Newbury for John & Jane Kane	Demolition of existing rear conservatory and replacement with new signs with new single storey extension
11	ST JOHNS	18/03333/LBC2	67 Andover Road, Newbury for John & Jane Kane	Demolition of existing rear conservatory and replacement with new signs with new single storey extension
12	STJOHNS	18/03365/HOUSE	75 Old Newtown Road, Newbury for Mr & Mrs Hill	First floor side and single storey front extension.
13	STJOHNS	18/03374/HOUSE	19 Wendan Road, Newbury for Mr & Mrs Marriage	Single storey rear extension and detached garden studio

14	ST JOHNS	18/03302/HOUSE	15 Wendan Road, Newbury for Mr & Mrs Winterbourne	Proposed ground floor side garage and rear extension with proposed first floor extension above first floor extension above garage
15	VICTORIA	18/03311/FUL	32A Northbrook Street, Newbury for Cass Holdings Ltd	Expand consented uses (in addition to existing D1 use) to also include A1, A2, A3 and A5
16	VICTORIA	18/03415/LBC2	63 Cheap Street, Newbury for Phillip Brown Violins Ltd	Install shelving. Install fire door and partition on landing. Extend 16amp cable from basement to second floor
17	VICTORIA	18/03397/HOUSE	18 Carpenters Close, Newbury for Mr & Mrs Craggs	Retrospective rear conservatory
18	VICTORIA	18/03396/HOUSE	17 Carpenters Close, Newbury for Mr & Mrs Craggs	Proposed rear conservatory
19	VICTORIA	18/03286/FUL	Land at Hutton Close, Newbury for David Wilson Homes	Locate a temporary marketing and sales suite on site and in connection with the land at Hutton Close development including associated advertising, flagpoles and associated parking
20	VICTORIA	18/03100/FUL	28 Bewicks Reach, Newbury for Jan Rutherford	Additional velux widow added to apartment 28 and existing velux windows enlarged
21	VICTORIA	18/03258/FUL	7 Weavers Walk, Northbrook Street, Newbury for H and G Doel	Change of use from A1 to A3

PLANNING AND HIGHWAYS COMMITTEE MEETING

21 JANUARY 2019

SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL
18/02060/OUTD	3 Chesterfield Road, Newbury for Mrs J Joy	Outline application with all matters reserved. Two storey 4-5 bed detached house with crossover
NTC OBSERVATIONS: Objection: 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 Newbury Town Design Statement, section 4.8 (July 2018), and would leave insufficient garden space for the present house.		
Planning Inspectorate's decision – The appeal is dismissed (A copy of the notice will be available at the meeting)		

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL
18/00876/FULD	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling
NTC OBSERVATIONS: Objection / comment: The same reasons for refusal as the previously refused application 17/00772 apply. It would result in a terracing effect, detrimental to the present street scene, and constitute a bad precedent for other houses in the road. The resultant amenity space for the present and proposed house would be inadequate. The site sits at a 90° bend in the road, and access and egress from the site would be unsafe. Because of parking congestion, cars are frequently parked at or close to the corner. The site will be overshadowed by trees on the eastern side of the road.		
Planning Inspectorate's decision – The appeal is dismissed (A copy of the notice will be available at the meeting)		

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL
17/02682/PACOU	Unit 4, 36 Queens Road, Newbury for AWS Communications Ltd	Application to determine if Prior Approval is required for conversion of first floor office accommodation into 2no. one-bedroom flats
NTC OBSERVATIONS: Objection. A planning application should be submitted 1) We are opposed in principle to the conversion of commercial or industrial premises to residential under PDR's. 2) As Environmental Health has identified, the noise assessment is unclear and incomplete. 3) Access is narrow and unsuitable for residential use. There is nowhere for cars to turn on the site.		
Planning Inspectorate's decision – The appeal is allowed (A copy of the notice will be available at the meeting)		

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL
18/01429/PACOU	4 Gordon Road, Newbury for Mr & Mrs S Holland	Application to determine if Prior Approval is Required for the Change of use to two-storey one-bedroom dwelling
NTC OBSERVATIONS: 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 ground for approving under permitted development rights.		
Planning Inspectorate's decision – The appeal is allowed (A copy of the notice will be available at the meeting)		

PLANNING AND HIGHWAYS COMMITTEE MEETING

21 JANUARY 2019

SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – Variation Ref: 18/01577/LQN	Applicant: Gracewell Healthcare 3 Limited t/a Gracewell of Newbury Location: Gracewell of Newbury 370 London Road Newbury RG14 2QH	Proposal: Details - to remove the condition restricting alcohol supplies to be made ancillary to food, to permit alcohol to be supplied and consumed throughout the premises and to modify the premises plans to permit alcohol supplies throughout the premises.

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

Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO
11.02.19	Section 215 of the Town and Country Planning Acts
March 19	To consider the additional chapter to the Town Design Statement: "The Canal Corridor"
<i>Each April</i>	<i>To review progress on the implementation of the Town Plan</i>
Each June	Review Terms of Reference and membership of Working Groups
<i>Each September</i>	<i>To review progress on the implementation of the Town Plan</i>