

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 11 FEBRUARY 2019 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Adrian Edwards; Miles Evans; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang & Tony Stretton.

**In Attendance**

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

**237. APOLOGIES**

Councillors John Gardner & Jo Day  
Absent: Andrew Steel

**238. 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 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.

In considering the following application, Councillor Miles Evans declared that he had a personal interest: **18/03340/COMIND**

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest: **19/00103/HOUSE**

In considering Agenda Item 15, (Public Footpath), Councillor Jeanette Clifford declared that she had a Prejudicial interest and took no part in the vote.

In considering Agenda Item 11, (Racecourse Road – 20mph Speed Limit Zone), Councillor Jeanette Clifford declared that she had a prejudicial interest and took no part in the vote.

In considering agenda item 8, (Schedule of Licensing Applications), Councillors Adrian Edwards and Jeff Beck declared a prejudicial Interest and took no part in the vote.

**239. 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 21<sup>st</sup> January 2019, be approved and signed by the Chairperson.

**240. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**241. MEMBERS’ QUESTIONS AND PETITIONS**

There were none.

**242. SCHEDULE OF PLANNING APPLICATIONS**

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

**243. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**244. SCHEDULE OF PLANNING DECISIONS**

Information was received and noted by the Committee.

**245. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises License 19/00134/LQN (Variation) – Shaw House, Church Road, Newbury.**

Applicant: West Berkshire Council

No objection

- **Premises License 19/00135/LQN (Section 51), (Review) – Hot News, 17-18 Market Street, Newbury.**

Applicant: Thames Valley Police

No objection

**246. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

The Planning Application for Newbury Athletics Club, Fifth Road to build a new pavilion was approved at Western Area Planning Committee. Councillors Adrian Edwards and Anthony Pick objected in principle to the application.

**247. RACECOURSE ROAD, NEWBURY — PROPOSED 20MPH SPEED LIMIT ZONE**

Information was received and noted by the Committee, and had no comments to make.

**248. SECTION 215 OF THE TOWN & COUNTRY PLANNING ACT 1990**

**PROPOSED:** Councillor Anthony Pick  
**SECONDED:** Councillor Adrian Edwards

**RESOLVED:**

I. That the Chief Executive Officer will write a letter to the agents or owners of the properties, where there are concerns that the buildings or land are injurious to the amenities of the area. If no action is taken place, the property will be then referred to West Berkshire District Council for consideration under Section 215 of the Town and Country Planning Act 1990.

II. That these matters be reviewed quarterly by this Committee.

**249. SANDLEFORD PARK WORKING GROUP – UPDATE**

There was nothing new to discuss at this time.

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

The work programme was noted by the Committee

**251. PUBLIC FOOTPATH – BURCHELL ROAD TO OXFORD ROAD AND HEREWOOD CLOSE, NEWBURY**

The meeting received a presentation from Ms. Linda Tull, Chairman of the Speen, Shaw and Donnington Community Forum.

**Proposed:** Cllr. Tony Stretton  
**Seconded:** Cllr. Jeff Beck

**Resolved:** That Newbury Town Council fully supports the application by the Speen, Shaw and Donnington Community Forum for the adoption by West Berkshire Council of Muddy Alley as a Public Right of Way. The lane provides a valuable pedestrian route, especially for school children, which avoids public roads, and it merits protection. Response to Stuart Higgins letter back in September 2018, regarding un-adopted road and pathways.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.28 HRS**

**CHAIRPERSON**

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

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	No objection / comment: Fire Service should be consulted on access.	<a href="#">19/00108/FULD</a>	Land North Of 4 and South of 8 Edgecombe Lane, Newbury for Gary Marshall & Derek Howe	Demolition of out-building and construction of two semi-detached dwellings with highway improvements.
2	No objection / comment: Because of the higher flood risk at that location, electricity points should be located at a higher position than normal.	<a href="#">19/00091/HOUSE</a>	30 Newport Road, Newbury for Mr & Mrs Trigwell	Single storey rear extension and associated internal alterations. New roof to existing conservatory.
3	No objection	<a href="#">19/00173/HOUSE</a>	6 Fieldridge, Newbury for Rebecca Hilton	Single storey side extension with garden level alterations.
4	No objection	<a href="#">19/00132/HOUSE</a>	12 Valley Road, Newbury for Mr & Mrs A Duncan	Proposed single storey front and side extension
5	No objection / comment: The plans are difficult to read.	<a href="#">18/03244/HOUSE</a>	28 Gorselands, Newbury for Mr Shanahan	Convert loft and fit 2 no dormer windows.
6	No objection / comment: The plans are difficult to read.	<a href="#">19/00140/HOUSE</a>	53 Gorselands, Newbury for Mr & Mrs W Quiruga	Replace conservatory with permanent brick built extension.
7	No objection	<a href="#">19/00175/HOUSE</a>	30 Bartlemy Close, Newbury for Mr & Mrs Douglas	Loft conversion and internal alterations
8	Support / comment: The Members support is linked to support for 19/00153. The present scout hut is no longer fit for purpose. The proposed building is of good design. An archaeological survey should be carried out, given the local site of the First Battle of Newbury.	<a href="#">19/00168/FULD</a>	Battery End Hall, Battery End, Newbury for Scout Association	1 x 4 bedroom two storey dwelling with parking
9	No objection	<a href="#">19/00103/HOUSE</a>	Fairacre, Speen Lane, Newbury for Jim & Sian Lupton	Repairs to existing balcony/roof, new decking, glass balustrade and spiral staircase to one side.
10	No objection / comment: A construction method statement should be provided to minimise disturbance to neighbouring properties.	<a href="#">19/00130/FUL</a>	8A Newbury Retail Park, Pinchington Lane, Newbury for F & C Commercial Property Holdings Limited	Proposed works to front elevation
11	No objection	<a href="#">19/00243/HOUSE</a>	11 Cheriton Close, Newbury for Mark Halling	Demolition of conservatory and replacement of single storey rear extension with internal works.
12	No objection	<a href="#">18/03293/COMIND</a>	Land Adjacent To Newbury RFC, Monks Lane, Newbury for Porthaven Care Homes No 3	Section 73: Application for variation of Condition 6 – Approved Plans, of approved application 17/01446/COMIND (Construction of a care home and associated works).
13	No objection	<a href="#">19/00127/HOUSE</a>	28 Chandos Road, Newbury for Nicolas & Christina Prout	Single storey rear extension, decking and associated works.

14	No objection	<a href="#">19/00152/HOUSE</a>	97 Andover Road, Newbury for Carol Shipley	Proposal seeks access to Andover Road via a dropped kerb application off a driveway.
15	No objection	<a href="#">18/03163/LBC2</a>	Monument, 57 Northbrook Street, Newbury for E I Group PLC	Advert consent for replacement pub signs.
16	No objection	<a href="#">18/03162/ADV</a>	Monument, 57 Northbrook Street, Newbury for E I Group PLC	Advert consent for replacement pub signs.
17	No objection	<a href="#">19/00078/FULEXT</a>	Land at Hutton Close, Newbury for David Wilson Homes	Section 73: Variation of condition 20 Spout Ditch Buffer Zone, of preciously approved plans <a href="#">17/01384/FULEXT</a>
18	No objection / comment: New trees should be planted to replace the two trees due to be removed.	<a href="#">19/00076/FULEXT</a>	Land at Hutton Close, Newbury for David Wilson Homes	Section 73: Variation of condition 22 'parking for site previously approved application <a href="#">17/01348/FULEXT</a>
19	No objection	<a href="#">18/03245/FUL</a>	1 - 10 Northview Gardens, Newport clos, Newbury for Sovereign Housing Association	Replacement of all timber-framed window opening to brown UPVC framed windows.
20	No objection	<a href="#">19/00085/ADV</a>	39 Parkway Shopping Centre, Newbury for Draco Floristry	Non-illuminating fascia signs and projecting signs.
21	No objection	<a href="#">19/00204/LBC2</a>	154 Bartholomew Street, Newbury for Hart Street Properties	New/replacement signage to shop and flats together with 2 no. of hanging baskets and a false column to the left of the flats entrance.
22	Objection: Plans are unclear, the red line does not join up with the public highway,	<a href="#">18/03417/FUL</a>	Former Council Offices Site, Faraday Road, Newbury for Mr Al-Wheeb Ahmed	Change of use of Council Offices site from B1 use to Sui Generis (Car Sales)
23	No objection / comment: The work should be co-ordinated with the work by the same company for the approved application for 108 Bartholomew Street, to minimise disruption to neighbours.	<a href="#">19/00027/FUL</a>	106 Bartholomew Street, Newbury for Ressance Land No 3 Limited	Replacement of existing shed with single storey rear extension.
24	No objection / comment: The work should be co-ordinated with the work by the same company for the approved application for 108 Bartholomew Street, to minimise disruption to neighbours.	<a href="#">19/00021/FUL</a>	107 Bartholomew Street, Newbury for Ressance Land No. 3 Limited	Replacement of existing storeroom.
25	No objection / comments: Potential risk of flooding should be examined and addressed. Access to neighbouring properties (Thomas Merriman) should not be impeded.	<a href="#">19/00222/FUL</a>	The Former Newbury Bus Station, Market Street, Newbury for Engie	Application for consent for temporary ground and mezzanine level car parking at Mayors Lane and Station Road with link pavement and associated works to facilitate the construction of the Market Street Redevelopment under approved 16/00547/FULEXT

26	Support / Comment: Members support the replacement of the present scout hut in Battery End, which is no longer fit for purpose. The concerns of the tree officer should be addressed.	<a href="#">19/00153/OUT</a>	Falkland Cricket Club, Enborne Street, Newbury for Eugene Futcher	Single storey scout hut for the Wash Common Scout Group. Matters to be considered: Access and Layout
27	<p>Objection. The Racecourse should be required to build the original hotel, as previously approved. Affected neighbours have not been sufficiently consulted, and their concerns have not been sufficiently addressed. This proposal will cause duress to nearby residents, with issues re noise, access and egress. The present planning permission requires that the hostel should be reserved for the use of stable lads for at least 60 days per year.</p> <p>If the application is approved, the following actions should be taken: 1) The present cut off time for street lighting of 11 p.m. should be retained. 2) The Racecourse should maintain ongoing consultation with adjoining residents of the hostel, to minimise inconvenience to them. 3) Suitable screening should be erected to shield neighbours from noise and light pollution from the hostel/hotel.</p>	<a href="#">18/03340/COMIND</a>	Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse	Permanent use of hostel (Use Class Sui Generis) as a hotel (Use Class C1)

## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">19/00176/PASSHE</a>	10 Cheviot Close, Newbury for Mr & Mrs Scott	Single storey rear extension. Dimensions: 6.2m from rear wall, 3.8m max. height, 2.4m eaves height.