

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 15 APRIL 2019 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jeanette Clifford; 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

278. APOLOGIES

Councillors Jo Day & Dave Goff
Absent: Councillor Andrew Steel

279. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Adrian Edwards, Jeff Beck, Jeanette Clifford; 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 Miles Evans declared that he had a personal interest and took no part in the vote:

In considering the following application, Councillor Tony Stretton declared that he had a prejudicial interest and took no part in the vote:

In considering the following application, Councillor Tony Stretton declared that he had a personal interest and took no part in the vote:

In considering Agenda Item 10, (Parking Regulation Consultation), Councillor Jeanette Clifford declared that she had a prejudicial interest and took no part in the vote.

280. MINUTES

PROPOSED: Councillor Elizabeth O'Keeffe

SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 2019, be approved and signed by the Chairperson.

281. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

282. MEMBERS' QUESTIONS AND PETITIONS

There were none.

283. SCHEDULE OF PLANNING APPLICATIONS

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

284. SCHEDULE OF PLANNING DECISIONS

Information was received and noted by the Committee.

285. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing new to discuss at this time, as there had been no meeting held.

286. PROGRESS REPORT ON THE IMPLEMENTATION OF THE NEWBURY TOWN PLAN 2019-2036

Members received the first 6 monthly Monitoring report for the Newbury Town Plan. It was noted that some of the business and employment objectives were to be forwarded to Newbury West Berkshire, the new Economic Development Company established to promote economic development across the District and it was agreed to invite the Chairperson to a future meeting.

It was pointed out that the roads and traffic proposals in the Town Plan highlighted the issues around the proposed Sandleford development.

Members were pleased with the progress in establishing the Newbury and District Arts Forum, to whom the question of the concerts/events venue could be referred.

Members welcomed the proposal to establish a similar forum for sports bodies in the area.

287. PARKING REGULATION CONSULTATION

Committee members received the information on WBC's proposal to improve road safety at identified problem locations, to address obstruction concerns related to inconsiderate parking and resolve issues relating to resident parking, together with the management of parking on highways in various locations across the District.

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Adrian Edwards

RESOLVED: Member agree WBC's proposals for the Parish of Newbury where acceptable other than the following comments which need to be sent to West Berkshire Council:

- Area code: AP72 Agreed to Support the change of regulation.
- Area code: AJ81 Members objected to this proposal as the no waiting regulation would cause the smaller adjoining side roads to become congested. The verges could be replaced in some areas with grasscrete to limit further damage. Members agreed to the proposal for no waiting anytime on corners.
- Area code: AM 72 Members support this regulation, however they feel that the space should be clearly marked for hotel use only.
- Area code: AL79 Agreed to Support the change of regulation.

288. SANDLEFORD PARK WORKING GROUP – UPDATE

Nothing new to discuss at this time.

289. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2019/20

Information was received and noted by the committee.

290. ACKNOWLEDGEMENT AND THANKS

The Chairperson said that as this was the last meeting of the current Committee he extended his thanks to all the Members for their work and commitment to the Committee and thanked the officers for their support.

The Members returned their thanks to the Chairperson for his guidance and expertise and the efficient and impartial manner in which he had conducted the business of the meetings.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.13 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection, provided that the possible effect on the light to 98 Turnpike Road is considered.	19/00797/HOUSE	100 Turnpike Road, Newbury for Mr & Mrs Dunn	Second Storey extension at rear to form additional bedroom
2	Deferred for later consideration. The Committee was concerned with issues of car parking, vehicle access, amenity space, cycle storage, and waste disposal. The applicant provided the Committee with a new site map which had not yet been forwarded to West Berkshire Council. It was resolved to wait until this new map had been seen and commented on by the Planning Service and to re-consider the matter at the next Committee meeting.	19/00577/FULD	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling.
3	No objection	19/00840/HOUSE	91 Gaywood Drive, Newbury for S Issac	New Porch
4	No objection	19/00569/HOUSE	50 Valley Road, Newbury for Mr & Mrs Rob Saint	Demolition of existing conservatory and formation of two storey rear extension, new side door and windows with associated internal works.
5	No objection	19/00828/HOUSE	1 The Hollies, Newbury for Mr & Mrs Askey	Demolition of rear garden conservatory/garden room and erection of single storey extension/replacement garden room with shower room. Single storey front/side extension to enlarge existing kitchen, and associated internal works.
6	No objection, provided that Highways approve the parking arrangements	19/00640/HOUSE	87 Craven Road, Newbury for Mr & Mrs Collins	Demolish existing rear garage and existing front porch. Construct new rear orangery extension, now front porch
7	No objection	19/00799/HOUSE	86 Russell Road, Newbury for Mr & Mrs Graham	Side and rear ground floor and first floor extensions.
8	Objection. The proposed extension will be overbearing towards the neighbouring two-storey property (23 Donnington Square) and will obstruct light from it. It will not be symmetric with the extension to the adjoining 25 Donnington Square. It will conflict with	19/00806/HOUSE	24 Donnington Square, Newbury For Mr & Mrs Davies	Replace existing garden room and store with new three storey side extension (lower ground, ground and first floors). New porch over front entrance

	the street scene of the Donnington Square Area. These difficulties could have been foreseen and perhaps dealt with if the applicants had consulted their neighbours, which we understand has not occurred.			
9	No objection. considering the application in itself. The effects of traffic from the site on potential future plans for the area should be considered. Two of the proposed houses would be located 2.2 metres from the Two Watermills pub, which may be too close for the residents' amenity.	19/00669/OUTMAJ	Land North of Just Learning Nursery, Monks Lane, Newbury for Feltham properties	Outline application for up to 20 swellings, including affordable housing, with access from Monks Lane, landscaping and associated infrastructure. Matters to be considered: Access.
10	No objection	19/00698/FUL	6 Pound Street, Newbury for Neon Homes Ltd	Demolition of existing rear lean-to, replacement of existing windows and new fencing to the rear.
11	No objection	19/00856/HOUSE	53B Chandos Road, Newbury for A Kham	Demolition of the existing conservatory and the construction of a two storey rear extension and new pitched roof on the existing single storey detached dwelling.
12	No objection	19/00612/FUL	Unit 5, Plenty Close, Newbury for Special Auction Services	Installation of a 1 st floor mezzanine within the warehouse space of an existing unit. The proposed mezzanine space would be used solely for the storage of auction lots.
13	No objection	19/00763/LBC2	77 Northbrook Street, Newbury for Greggs Plc	Repaint the external front shop and internal, non-structural refurbishment works.
14	No objection. The Committee deplored the retrospective nature of this application	19/00783/HOUSE	121 Boundary Road, Newbury for Mr & Mrs Parker	Amended scheme rear extension roof to approved plans under application number 18/00694/HOUSE .
15	Objection. 1) This application should not be considered unless or until the principal application 19/00087 to convert the premises to a cafe/restaurant has been approved. 2) A detailed site plan is required, showing how pedestrian movement will not be obstructed, including the relationship with adjoining cycle rack. 3) The seating area should be surrounded by barriers on three sides.	19/00711/FUL	12 Northbrook Street, Newbury for Loungers Ltd	Change of use of existing pavement to allow external seating
16	Objection. 1) This application should not be considered unless or until the principal application 19/00087 to	19/00712/LBC2	12 Northbrook Street, Newbury for Loungers Ltd	Change of use of existing pavement to allow external seating

	convert the premises to a cafe/restaurant has been approved. 2) A detailed site plan is required, showing how pedestrian movement will not be obstructed, including the relationship with adjoining cycle rack. 3) The seating area should be surrounded by barriers on three sides.			
17	No objection	19/00826/LBC2	17 Shaw Road, Newbury for Duncan & Catherine Graham	Locate boiler flue through rear elevation
18	No Objection. The representatives of ENGIE were thanked for their detailed presentation.	19/00800/COMIND	Former Newbury Bus Station, Mayors Lane, Highfield Avenue, Land at Newbury Train Station, Market Street, Newbury	Demolition and site clearance of the former Newbury Bus Station site, residential buildings and associated land on Highfield Avenue, approved under 16/00547/FULEXT. Temporary reconfiguration of car parking at Newbury Railway Station and construction of temporary ground and mezzanine level car parking at Motors Lane, Newbury with link pavement and associated ancillary development and infrastructure to facilitate the construction of the Market Street redevelopment, approved under 16/00547/FULEXT

Draft