

Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Monday 5 August 2019 at 7.30pm.

Present

Councillors Phil Barnett; Jeff Beck; Nigel Foot; Chris Foster; Jon Gage; Roger Hunneman; Pam Lusby Taylor; Vaughan Miller; Andy Moore; Tony Vickers (Chairperson).

In Attendance

Gillian Durrant, Finance & Corporate Services Manager
Kym Heasman, Corporate Services Officer

59. Apologies

Councillors, Stephen Masters and Gary Norman.

60. Declarations of interest

The Finance & Corporate Services Manager declared that Councillors Phil Barnett, Jeff Beck, Andy Moore and Tony Vickers 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 Finance & Corporate Services Manager made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck 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, Councillor Tony Vickers declared that he had been lobbied: 19/01447/HOUSE

In considering the following application, Councillor Andy More declared that he had been lobbied: 19/01881/HOUSE

In considering the following applications, Councillor Andy Moore declared that he had a personal interest: 19/01730/FULD, 19/01732/LBC2 & 19/01694/FULD

In considering Agenda Item 8, (Licensing Application), Councillors Jeff Beck & Phil Barnett declared that they had a prejudicial interest and took no part in the vote.

61. Minutes

The Finance & Corporate Services Manager made the following comments regarding actions from the previous meeting:

- **Minute No. 50:** We wrote to WBDC regarding the land between Kings Road West and the Sainsbury's roundabout to request that they consider wild flowers and pollinators to give added environmental value to the re-planting and they have responded that they are about to install wild flower turf on the Robin hood, Speen and Tesco roundabouts, this autumn through to spring, this is a readymade product, which will show a range of colours each year and is great for pollinators, however Bear Lane roundabout remains to be seen, but pollinators are on the list as often they are low maintenance.
Councillor Nigel Foot offered to provide details of draught resistant plants as recommended by Thames Water.
- **Minute No. 50:** Sovereign Homes and David Wilson Homes will update the committee on the Sandford development at the meeting on Monday 7th October 2019.
- **Minute No.58:** West Berkshire Council have been asked to give a presentation regarding CIL, but there has been no response as yet.

Proposed: Councillor Jeff Beck

Seconded: Councillor Nigel Foot

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 15th July 2019, be approved and signed by the Chairperson.

62. Questions and petitions from members of the public

There were none.

63. Members' questions and petitions

Councillor Roger Hunneman asked the following Question:

"In the interests of improving road safety and reducing noise and disturbance to residents could this Planning and Highways committee of Newbury Town Council ask West Berkshire Council to extend the present 30mph speed limit on the A343 Andover Road southwards to the vicinity of the junction with Smallridge or even to

where the current 40 mph limits starts at the Wash Water bridge over the Enbourne?"

The Chairperson responded with the following answer:

"If the council is mindful of this, a proposal can be requested to the Highways Department at West Berkshire Council."

Councillor Phil Barnett asked the following Question:

"One of the previous Town Council members, the late Gina Houghton spent considerable time preparing information ready for appraisals of conservations areas in and around the town, by all accounts on two areas of the designated 53 have appraisals.

Can this Planning and Highways committee of Newbury Town Council write to West Berkshire Council to established why only 2 have appraisals and when of the other 51 might be assessed for appraisals?"

The Chairperson responded with the following answer:

"We can ask West Berkshire Council to look in to this and why it is taking so long to be achieved."

Minute No. 68. was discussed at this stage in the meeting.

64. Schedule of planning applications

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

In considering the following application, Councillor Jeff Beck voted to abstain in the decision: 19/01593/FUL.

In considering the following application, Councillors Tony Vickers & Vaughan Miller voted to abstain in the decision: 19/01730/FULD & 19/01732/LBC2.

In considering the following application, Councillor Tony Vickers voted to abstain in the decision: 19/01883/FULD.

9.42pm Motion made by Chairperson to continue meeting to 10.30pm

Proposed: Councillor Jeff Beck

Seconded: Councillor Chris Foster

Resolved: That the meeting continue past 10pm to complete business of the meeting.

65. Schedule of planning decisions

Information was received and noted by the Committee.

66. Schedule of licensing applications

It was agreed that the following observation be submitted:

- **Premises License 19/00978/LQN (New) – 59 Bartholomew Street, Newbury.**
Applicant: Julia Polish Food Ltd
- No objection

67. Town and Country Planning Act 1990

Application No: 19/00020/FULD - for three 1 bedroom flats for Land rear of 378 London Road, Newbury.

It was agreed that there would be no changes to Members' previous comments.

68. Consultation on the [Draft-West-Berkshire-Economic-Development-Strategy-2019-2036](#)

Members received a presentation from Ms. Gabrielle Mancini regarding West Berkshire District Council's Draft Economic Development Strategy 2019-2036.

The Town Council's response is to be formulated from points made by committee members and returned to Ms. Gabrielle Mancini at West Berkshire Council by Wednesday 7th August 2019.

69. Update from the Western Area Planning Committee

Information was received and noted by the committee.

70. Sandford Park Working Group – update

Regular meetings are being held between the Planning Officers and the Developers. Officers are hopeful that a compromise between the Developers will be resolved, and a determination will be reached by the end of the year.

71. Signing and sealing of lease for Suite 7 between Newbury Town Council and West Berkshire Council

Proposed: Councillor Tony Vickers

Seconded: Councillor Jeff Beck

Resolved: That the signing of the lease for Suite 7, between West Berkshire District Council and Newbury Town Council be authorised. The lease was signed by Councillors Nigel Foot & Vaughan Miller.

72. Consultation on the [West Berkshire draft Revised Statement of Community Involvement \(SCI\)](#)

Committee members felt that West Berkshire Council should be asked to reinstate the letters of notification about planning applications to neighbouring properties, when the resources are available to enable this. The response will also include the suggestion that West Berkshire Council encourages all applicants to enter in to pre-application consultations with all stakeholders, and to include a paragraph to explain briefly how planning obligations are dealt with.

73. Secure Bike Racks at the Kennet Centre.

Councillors agreed that a proposal of secure bike racks in the ground floor of the Kennet Centre car park, which is monitored during opening hours and locked when closed, be submitted to the Cycle Forum at West Berkshire Council for consideration.

74. Road Safety Concern - A339 Traffic Lights near Pinchington Lane / Monks Lane

Proposed: Councillor Tony Vickers

Seconded: Councillor Jeff Beck

Resolved: That a request of 40mph speed limit on the A339 from the Swan Roundabout to Monks Lane be proposed to the Speed limit Review Panel.

75. Bear Lane, Cheap Street, Market Street and A339 Newbury

Proposed: Councillor Tony Vickers

Seconded: Councillor Jeff Beck

Resolved: That the prohibition of turning order, one way and no entry was acceptable.

76. Forward work programme for Planning and Highways Committee meetings 2019/20

Information was received and noted by the committee.

There being no other business the chairperson declared the meeting closed at 22.15 hrs

Chairperson

**Planning & Highways Committee Meeting
Schedule of planning applications - Resolutions**

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	Objection / comment: the extension will cause a loss of light to the neighbouring property and there are concerns over the management of the application.	19/01447/HOUSE Amended Plans	10 Kingsbridge Road, Newbury for Mr & Mrs S Drinkwater	Single Storey rear extension and loft conversion with rear parking
2	No objection	19/01538/HOUSE	9 Pike Street, Newbury for Mr T Coyer	Single storey front extension
3	No objection on principle of the application. However, members feel that this should be a public footpath and not just for residents, also needs to be clearly marked if for use of cyclists.	19/01778/FUL	Newbury Business Park, London Road, Newbury for Mr J Patterson	New pedestrian access onto London Road and associated landscaping
4	Objection / comment: permission has already been granted for access by way of the roundabout.	19/01770/COMIND	Newbury Business Park, London Road, Newbury for Mr J Patterson	Proposed new access from London Road
5	No objection.	19/01793/HOUSE	54 Sycamore Rise, Newbury for Mr & Mrs Sanchez	Proposed single storey rear extension, garage conversion, front extension with porch and enlargement of front dormer
6	Deferred to following committee meeting	19/01850/FULD	Land North of 4 and South of 8 Edgecombe Lane, Newbury for Mr & Mrs Marshall & Derek Howe	Demolition of outbuilding and construction of 2 no. semi-detached dwellings with Highways improvements

7	No objection	19/01372/FULMAJ	West Berkshire Community Hospital, Rookes Way, Thatcham for West Berkshire Community Hospital League of Friends	A storage container with paved entrance are to be sited on the grass verge adjacent to the car park. The container will sit on concrete blocks
8	Objection / Comment: members felt that the new signage tower is unnecessary.	19/01593/FUL	Unit 1, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holding Ltd	Replacement signage tower to rear of unit following the demolition of existing
9	No objection	19/01818/FULD	8 Chaucer Crescent, Newbury for Paul Kear	Partial demolition of existing bungalow, construction of extension to form two semi-detached bungalows, with flat roof dormers and rear elevations
10	Objection / comment: Out of character with the buildings.	19/01730/FULD	67 Andover Road, Newbury for John & Jane Kane	New dwelling on land at No. 67 Andover Road
11	Objection / comment: Out of character with the buildings.	19/01732/LBC2	67 Andover Road, Newbury for John & Jane Kane	New dwelling on land at No. 67 Andover Road
12	No objection	19/01748/HOUSE	10 Spencer Road, Newbury for Mr & Mrs Longhurst	Single storey rear extension. Demolition of existing porch to enable larger porch
13	No objection	19/01773/HOUSE	28 Harvest Green, Newbury for Mr & Mrs Soulby	Proposed two storey rear extension and demolition of existing conservatory.
14	No objection but would prefer upper windows to have opaque glass.	19/01662/HOUSE	4 Bruan Road, Newbury for Mr & Mrs Kowalski	Single storey extension, garage conversion, increasing head room in existing loft conversion

15	No objection	19/01645/HOUSE	19 Battery End, Newbury for Jack & Danielle Stacey	Section 73A: Variation of Condition 2 – Approved Plans, of permission 19/00019/HOUSE (single Storey extension with basement)
16	No objection	19/01728/HOUSE	1 Fifth Road, Newbury for Karen Hughes	Ground floor side and front extension. Garage conversion for ancillary accommodation and all associated works
17	No objection	19/01784/HOUSE	21 Wendan Road, Newbury for Mr R Stather	Rear Extension
18	No objection	19/01805/HOUSE	21 Rectory Close, Newbury for Mr & Mrs Shadrack	Ground floor and first floor rear extension and associated works
19	No objection	19/1838/FULD	1B Cromwell Place, Newbury for Mrs C Guthrie	Change of use of office/storage to C3 dwelling
20	No objection	19/01839/HOUSE	18 Fifth Road, Newbury for Mr & Mrs P Tillen	Single Storey rear extension
21	Objection / comment: new position of door could cause overlooking.	19/01881/HOUSE	89 Enborne Road, Newbury for Mr & Mrs Genko	Removal of glazed door and window moved to north elevation. Insertion of obscure glazed window and timber door to west elevation
22	No objection	19/01694/FULD	108 Bartholomew Street, Newbury for Rissance Limited	Section 73: Removal of Condition 6 (Louvres) and Variation of Condition 9 (plans) of previously approved 18/01620/FLUD – Development of 8 apartments
23	Objection / comment: over development of area.	19/01883/FULD	1 Kennet Road, Newbury for Mr & Mrs Simmons	Partial demolition and refurbishment of 1 Kennet Road and the delivery of 3nr new dwellings with associated parking and gardens
24	No objection	19/01779/HOUSE	Portass, Speen Lane, Newbury for Mr & Mrs Maughan	Demolition of conservatory and construction of two storey extension