

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 10 JULY 2006 AT 7.30PM.**

**PRESENT**

Councillors Adrian Edwards; Ian Grose; Clive Hillman (Chairperson); Gina Houghton; Roger Hunneman; Arthur Johnson; Lyn Messenger; Barbara Peel.

**29. APOLOGIES**

Councillors Vera Barnett, Mavis Greenhalgh and Marion Paterson.

**30. DECLARATIONS OF INTEREST**

Councillor Clive Hillman declared an interest on behalf of the Council as they own land for applications **06/01256/FULD** and **06/01268/FULD**.

Councillor Roger Hunneman made the following statement:

“I wish to make it clear that any comments made tonight are only being made in relation to the formulation of the Town Council’s view and are not in any way prejudging the way 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 Ian Grose declared that most Councillors had been lobbied: **06/01269/FULD**.

In considering the following application, Councillor Gina Houghton declared that the Conservation of Historic Buildings Working Party had been in e-mail discussion: **06/01416/FULMAJ**.

In considering the following application, Councillor Barbara Peel declared a personal interest: **06/01421/FULD**.

**31. MINUTES**

**PROPOSED:** Councillor Ian Grose

**SECONDED:** Councillor Lyn Messenger

**RESOLVED:** That the minutes of a meeting of the Planning & Highways Committee held on Monday 19 June 2006 be approved as a correct record and signed by the Chairperson.

The CEO raised the following Matter:

**South East Plan.** Cllr Ian Grose has provided a response to the plan, on behalf of NTC. A copy is available from the CEO, on request.

**32. MEMBERS' QUESTIONS**

Members may be aware that there is a possibility that buses will be put back into Northbrook Street as a way of overcoming the problems the Bus Company are experiencing at the Parkway Bridge. Our Thursday and Saturday Markets are now trading in Northbrook Street until early 2007. Does this committee feel that this would be safe – especially at those times when the Market is broken down at the end of the day? If members are agreeable, can the Chief Executive write to West Berks Council raising the issue of public safety and the ill advised nature of this possibility?

Further question / supplementary

Can the Town Council press West Berks Council to improve the management of the Parkway Bridge to minimize the source of delays to the bus service and motorists? In particular can the use of Parkway Bridge by unauthorized vehicles travelling South – North be prevented as this is part of the problem?

It was agreed that the CEO writes to West Berkshire Council regarding the above-mentioned traffic issues.

**33. QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**34. SCHEDULE OF PLANNING APPLICATIONS**

**RESOLVED:** That the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

**PROPOSED:** Councillor Ian Grose

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** That standing orders be suspended during deliberations on the applications listed in Appendix 1 at items 2, 5, 8, 9, 10, 11, 18, 20 & 21.

**PROPOSED:** Councillor Adrian Edwards

**SECONDED:** Councillor Lyn Messenger

**RESOLVED:** That standing orders be reinstated for the remainder of the discussions.

**35. PINCHINGTON LANE TRAFFIC ISSUES**

Jon Winstanley, WBC's Principal Engineer for Highways & Engineering gave a verbal update on the proposed traffic initiative for Newbury Retail Park, Pinchington Lane. After taking a number of questions the Chairperson thanked Mr Winstanley for his update.

It was agreed that the CEO write to Mr Winstanley informing him of Members comments:

- A339 / Pinchington Lane roundabout is often gridlocked (with a claim this was worst at rush hour times)
- The Council welcomes improvements to retail park car park to reduce knock on congestion and would like them sooner rather than later
- The opportunity was missed to either create a second exit, or get S106 monies for car park improvements when the retail park was recently expanded
- There is interest in whether the plans for the redevelopment of the church on the corner will still provide dualling capability

**36. A4 CORRIDOR STUDY**

It was agreed that the CEO write to WBC informing them of Members comments:

- Signal sequences may need altering at Faraday Road if car park proposal at AFC Newbury is progressed
- Concern that dedicated bus lane would reduce capacity, as transfer from cars to buses / cycles would take time
- Traffic movements within Turnpike estate need to be considered – how they currently use Dorneywood Way / Fir Tree Lane for access / egress. May need improved Dorneywood Way junction if Fir Tree Lane is closed
- Link with racecourse impact needs careful management
- Plans for A4 are constantly taken over by events
- Welcome a sense of priority to cyclist facilities
- Can anything be done to improve the canal towpath for cyclist use?

**37. SCHEDULE OF PLANNING DECISIONS / APPEAL DECISIONS / WESTERN AREA PLANNING FEEDBACK**

The decision information was received and noted by the Committee.

**38. SCHEDULE OF LICENSING APPLICATIONS**

**RESOLVED:** That the following observations be submitted:

- **Street Trading Consent – Trading in Northbrook Street, Newbury**  
Applicant: Mr Jeffery Slatcher  
  
No objection
- **Street Trading Consent – Trading in Northbrook Street, Newbury**  
Applicant: Mr & Mrs Freemantle  
  
Objection: Members are against the extension to the trading hours.

**39. APPEAL REVIEW**

It was agreed that the CEO write to the Planning Inspectorate.

**40. NORTHCROFT CANAL BRIDGE (MONKEY BRIDGE) FOOTPATH**

It was agreed that the CEO write to WBC regarding their continued concerns that the revised path will still be subject to flooding.

**41. WEST BERKSHIRE DISTRICT COUNCIL  
LAND AT SIDESTRAND ROAD, NEWBURY  
TREE PRESERVATION ORDER 2006 – (MAP REF SU 446040 165490)**

The information was received and noted.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING  
CLOSED AT 9.25PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING**

**10 JULY 2006**

**ITEM 34 - 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	Objection/comment: concern at overlooking; poor access; poor design; suggest the tree officer look at the trees; out of proportion. If the development were to proceed a £4,440 S106 contribution is requested towards new play equipment / fences at Fifth Road and City Recreation Ground play.	06/01327/FULD	Land adjacent to Sandal Combe, Fairview, Andover Road, Newbury for J Ilott & J Cockrill	Detached 5 bedroom residential dwelling
2	Objection/comment: concern at access on Conifer Crest. If the development were to proceed a £4,440 S106 contribution is requested towards the medium term plan for additional play equipment / open space management at Wash Common recreation ground.	06/01421/FULD	Land at 2 Conifer Crest, Newbury for R Rhymes	Construction of a dwelling house
3	No objection	06/01492/HOUSE	41 Bartlemy Road, Newbury for Mr and Mrs I Langley	Construction of two storey side extension
4	No objection	06/01380/HOUSE	16 Villiers Way, Newbury for Dr J Barr	Two-storey extension and conservatory
5	Support. An £8,880 S106 contribution is requested towards revitalising the open space on St George's Avenue, to reduce significant anti-social behaviour in that area.	06/01265/FULD	Land adjoining 17-18 Western End, Newbury for Sovereign Housing Association Ltd	Erection of 1 no two-bedroom chalet style dwelling and 1 no three bedroom chalet style dwelling both for disabled use occupancy
6	No objection	06/01410/HOUSE	44 Gloucester Road, Newbury for Mr Z Parfitt & Ms C Green	Replace existing single storey flat roof garage conversion with pitched roof, single storey extension containing dining area, utility room and cloak room
7	No objection	06/00890/FUL	Unit 14, Newbury Retail Park, Pinchington Lane, Newbury for Borders (UK) Ltd	Installation of external plant to rear of premises

8	<p>Objection/comment: precedent; overdevelopment; against principles of TDS.</p> <p>If the development were to proceed, a £4,400 S106 contribution is requested towards the medium term plan for additional play equipment / open space management for open spaces in the south of the town. E.g. Wash Common or City Recreation Grounds, Newtown Road Cemetery.</p>	06/01434/OUTD	Land adjacent to Four Winds, Tydehams Newbury for Mr S Metcalf	Erection of detached dwelling house with garage and access way
9	<p>Objection/comment: inappropriate use of land; loss of amenity space.</p> <p>If the development were to proceed, a £4,400 S106 contribution is requested towards revitalising the open space at nearby St John's Corner Garden / City Recreation Ground / Newtown Road Cemetery.</p>	06/01268/FULD	Land adjacent to 8 Derby Road, Newbury for Sovereign Housing Association	Erection of 1 no two-bedroom single storey dwelling for disabled use occupation
10	<p>Objection/comment: this will be a small development dominated by larger buildings to the rear; parking issues; means of access for adjacent residents.</p> <p>If the development were to proceed, a £4,400 S106 contribution is requested towards the medium term plan for additional play equipment / open space management at adjacent City Recreation Ground.</p>	06/01269/FULD	Land at Hampton Road, Newbury for Sovereign Housing Association	Erection of 1 no two-bedroom single storey dwelling for disabled use occupation
11	<p>Objection/comment: overdevelopment; overlooking; overbearing; out of character with surrounding area; poor design; traffic generation; parking.</p> <p>If the development were to proceed, a £33,192 S106 contribution is requested towards the work required to re-open the immediately adjacent Newtown Road Cemetery to the public, as additional open space provision.</p>	06/01416/FULMAJ	Peake House, Newtown Road, Newbury for West Berkshire Council	Part conversion and redevelopment of existing building to create 7 no two-bedroom and 6 no 1 bedroom flats

12	No objection	06/01296/FUL	St John the Evangelist Infant And Nursery School, Old Newtown Road, Newbury for St John The Evangelist Infants School	Extension and internal alteration to provide a ground floor office with entrance porch
13	No objection	06/01406/HOUSE	15 The Marlowes, Newbury for Mr & Mrs Wright	First floor front extension
14	No objection	06/01330/HOUSE	109 Newtown Road, Newbury for Mr R G Graham	Conservatory to rear of property
15	No objection	06/01344/LBC	4 Argyle Road, Newbury for Claire Struthers-Semple	Overhauling of oak framed, lead light and crittial windows
16	No objection	06/01417/FUL	73 Enborne Road, Newbury for Mrs Jacqueline Snell	Section 73 removal or variation of condition 2 so that permission shall be for the benefit of the land, of approved planning permission 135625
17	No objection	06/01499/HOUSE	5 Croft Road, Newbury for Mr and Mrs Fogg	Single storey kitchen extension
18	No objection	06/01420/HOUSE	25 Buckingham Road, Newbury for Mr & Mrs Kelly	Two storey side extension providing garage with 2 bedrooms and ensuite above, single storey rear extension providing kitchen-rooflights rear extension and demolition of existing garage/store
19	Objection/comment: illuminated fascia signs are likely to have a harmful impact on visual amenity in the Conservation Area. Internally illuminated signs should therefore be limited to business hours only	06/01513/ADV	29-30 Cheap Street for R Garnett	For illuminated fascia sign to replace existing sign.
20	No objection/comment: any development should be agreed with the Conservation Officer	06/01396/LBC	51 Northbrook Street, Newbury for Mrs R Taylor	Rebuilding of the missing rear section and refurbishment of the remaining section. Some minor demolition to facilitate the reconstruction and to accommodate the proposed new layout
21	No objection	06/01452/HOUSE	Yard House, West Mills, Newbury for Mr & Mrs Edwards	Alteration of garage to study room
22	No objection	06/01294/HOUSE	1 Doveton Way, Newbury for Mr S J Longton	Conservatory to rear of house
23	No objection/comment: any development should be agreed with the Conservation Officer	06/01318/FUL	King Charles Tavern, 54 Cheap Street, Newbury for Greene King PP	New fire escape staircase with fire escape route over new WC extension roof. New patio decking to rear of property with fenced area for bins and access to passage way. Kitchen store to be demolished

24	No objection/comment: any development should be agreed with the Conservation Officer	06/01316/LBC	King Charles Tavern, 54 Cheap Street, Newbury for Greene King PP	A new fire escape staircase and extension for disabled WC to rear of building. The toilet to be moved to the first floor. The floor levels to be adjusted internally and the kitchen store to be demolished
25	Objection/comment: illuminated fascia signs are likely to have a harmful impact on visual amenity in the Conservation Area. Internally illuminated signs should therefore be limited to business hours only	06/01372/ADV	49 Northbrook Street, Newbury for Burrough And Co (Farley GRP Plc)	2 no fascias projecting sign with retractable blind and logo
26	Objection/comment: illuminated fascia signs are likely to have a harmful impact on visual amenity in the Conservation Area. Internally illuminated signs should therefore be limited to business hours only	06/01214/LBC2	50B Northbrook Street, Newbury for Mr Ian Haines	Fascia sign, projecting sign, door reveal sign
27	Objection/comment: illuminated fascia signs are likely to have a harmful impact on visual amenity in the Conservation Area. Internally illuminated signs should therefore be limited to business hours only	06/01215/ADV	50B Northbrook Street, Newbury for Mr Ian Haines	Fascia sign, projecting sign, door reveal sign
28	No objection	06/01411/ADV	38A Northbrook Street, Newbury for Brand Promotions Ltd	Shop sign
29	No objection	06/01307/HOUSE	39 Haysoms Drive, Greenham, Thatcham for Mr J McGowan	First floor extension above existing garage
30	Objection/comment: to increase the density of the site would set a precedent. If the development were to proceed, a £4,400 S106 contribution is requested towards improvements to the adjacent Fifth Road Recreation Ground.	06/01308/FULD	The Oaks, 75 Fifth Road, Newbury for Mr Hopkins	Replacement dwelling