

14 April 2020.

To: Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;
Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller;
Andy Moore; Gary Norman; Tony Vickers

Substitutes: The remainder of the Council

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee**
Monday 20th April 2020 at 7.00 pm.

The meeting is open to the press and public.

PLEASE NOTE: THIS MEETING WILL **NOT** BE HELD IN THE COUNCIL CHAMBER.

You can join the Zoom Meeting at:

<https://zoom.us/j/92471817534?pwd=cGwxWHVFaHJzL0xSMUFOSmNQTVd4Zz09>

Meeting ID: 924 7181 7534

Password: 701089

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

1. Virtual Meeting

Chairperson

To resolve that in view of the current Coronavirus crisis that this meeting of the Committee is conducted virtually.

2. Apologies

Chief Executive Officer

Town Hall, Market Place, Newbury, RG14 5AA

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3. 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.

4. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday (already circulated).

5. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule

6. Schedule of Prior Approval Applications (Appendix 3)

Chairperson

To comment, if relevant, on prior approval applications listed at the attached schedule.

7. Schedule of Planning Decisions (Appendix 4)

Chairperson

To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

8. Schedule of Licensing Applications (Appendix 5)

Chairperson

To comment on the licensing applications listed at the attached schedule.

9. Schedule of Appeal Decisions (Appendix 6)

Chairperson

To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

10. Update from The Western Area Planning Committee

Chairperson

To receive an update on any relevant business from the Western Area Planning Committee.

11. Request for new bus stops in Oxford Street, Newbury (Appendix 7)

Chairperson

To comment, if required, on the proposed locations.

12. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 8)

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 by Virtual Meeting
on Zoom Monday 30 March 2020 at 8.00pm.**

Present

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; David Marsh (substitute); Vaughan Miller; Andy Moore; Gary Norman (Chairperson) & Tony Vickers

In Attendance

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

175. Virtual Meeting

Proposed: Councillor Roger Hunneman

Seconded: Councillor Andy Moore

Resolved: That in view of the current Coronavirus crisis that this meeting of the Committee is conducted virtually.

176. Apologies

Councillor, Stephen Masters

177. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, Stephen Masters, 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 Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Councillors Jeff Beck and Andy Moore who are Substitute Members 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 a prejudicial interest: 20/00604/FULEXT & 20/00703/RESMAJ

178. Minutes

Proposed: Councillor Jeff Beck

Seconded: Councillor Nigel Foot

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 9th March 2020, be approved and signed by the Chairperson.

179. Schedule of planning applications

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

180. West Berkshire Council local plan review

In response to the consultation regarding The Newbury Settlement Boundary Members proposed changes to the following areas, as illustrated on maps:

- i) Wash Water and Enborne Road this should have one settlement boundary joining the two areas together.
- ii) Area in Pyle Hill near Audrey's Meadow where Planning Permission for New Houses has been granted, should be included in Settlement Boundary. But Audrey's Meadow should remain outside of settlement boundary.
- iii) Area surrounding Vodafone HQ down to current settlement boundary should also be included.

During the discussion, it became apparent that the Newbury Town Centre Settlement Boundary allows for very little further development within the existing boundary. The extensive new housing developments will be in areas to the north of Newbury, some areas to the east and also to the south at Sandleford. Consequently, no CIL funding would be payable to Newbury Town Council from these developments and yet all the new residents moving into these areas will be using Newbury Town facilities and regard themselves as Newbury residents.

It was felt that there are 2 ways to address this problem:

- a) To initiate a Community Governance Review that, if voted for by residents, would allow for changes in the Parish Boundaries, thereby allowing scope for CIL monies to come into Newbury, to fund increased facilities needed within Newbury Town arising from the proposed developments, or
- b) That the District Council allocates a reasonable proportion of the CIL collected by them (85% net) to Newbury Town Council, to enable us to provide/improve community facilities for the new residents.

Proposed: Councillor Jeff Beck
Seconded: Councillor Nigel Foot

Resolved: That the above concerns and the changes to the settlement boundary be submitted in the response to West Berkshire Council Local Plan review.

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

Arising from minute no. 180 above, it was agreed to add the concerns re CIL and a possible Community Governance Review to the Forward Work Programme.

There being no other business the chairperson declared the meeting closed at 21.23 hrs

Chairperson:

Date:

Planning & Highways Committee Meeting
Schedule of planning applications - Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No comment	20/00611/FULD	Land North of Ham, Mill Cottage, London Road, Newbury for Mr V Hughes	S73a: Variation of condition 1 – Approved Plans of previously approved application 17/03292/FULD
2	Objection / Comment: will constitute overdevelopment with an adverse effect upon the recreational/amenity spaces of the adjoining house and cause additional traffic movements on Martingale Chase.	20/00635/FUL	29 Skylings Newbury for Grace Kirby	Proposed three bedroom detached residential dwelling. The dwellings footprint is 48sqm. With internal space of 82sqm. Overall site space 180sqm.
3	No comment	20/00599/HOUSE	18 Abbots Road, Newbury for Harry Gammell & Rosemary Sherlock	A Two storey rear extension including the removal of the existing lawn to. Replacement of existing garage and additional room to rear of garage. Extension of dropped kerb to expand across the width of the property.
4	No objection	20/00486/FUL	Unit D, Hambridge Road, Newbury for Anthony Horne	Section 73 – Application for variation of condition (3) for planning permission – 13/02328/FUL
5	No comment	20/00679/HOUSE	19 Priory Road, Newbury for Mr & Mrs Paterson	Single storey rear extension.
6	Objection / comment: the proposed extension is too large and will cause loss of light to and amenity to the neighbouring property.	20/00503/HOUSE	7 Balfour Crescent, Newbury for Mr & Mrs Robinson	Two Storey rear extension, full Width single storey rear extension and minor internal alterations.

7	No comment	20/00545/HOUSE	123 Andover Road, Newbury for Danny Hawkins	Demolition of existing front porch, double garage ad shed, formation of new two storey side extension including integral garage and formation of new front porch along with associated internal alterations.
8	Objection / comment: the proposed dwelling is out of character and loss or amenity space.	20/00566/FUL	Ullathorne, Kendrick Road, Newbury for Steve Burnard	Erection of a new single storey detached dwelling.
9	No comment	20/00649/HOUSE	Rosewood, Tydehams, Newbury for Mr & Mrs Hayden-Jones	Proposed single storey extension and associated ground floor alterations
10	No comment	20/00645/HOUSE	4 Barn Crescent, Newbury For Mrs M Alsbury	Replacement roof and frames to existing rear conservatory.
11	No comment	20/00660/HOUSE	61 Kingsbridge Road, Newbury for Mr Creteur	Removal of chimney for proposed loft conversion.
12	No comment	20/00724/HOUSE	7 Holborne Close, Newbury for Mr A Rose	Single storey side extension to include addition living accommodation and additional off-street parking and widened access.
13	Support	20/00656/REG3	West Berkshire Council, Council Office, Market Street, Newbury For West Berkshire Council	Removal of existing 11kWp solar PV system and instillation of a new 99.28kWp solar PV system at council office, Market Street.
14	No comment	20/00657/FUL	Land to the North No. 37-39 Kennet Road, Newbury for Mr J Horsey	Demolition of existing garage.
15	No comment	19/02025/LBC2	4 St Marys Place, Newbury for Mr Graham Wilks	Like for like replacement of wooden dormer window at rear of second floor attic bedroom.

16	No comment	20/00671/FUL	Victoria House, Market Street, Newbury for Apple Print Ltd	Change of use for (sui generis) nail and beauty salon to retail print shop including sale of stationery.
17	No comment	20/00638/HOUSE	5 Bangols Way, Newbury for Mr & Mrs Herbert	Garage conversion and side extension.
18	Objection / comment: Members agreed with comments made by Thames Valley Police regarding the security to courtyard parking and the properties. There is a lack of pepper potting of the affordable housing, which is against WBC policy with an inadequate travel plan for the site. Members also feel that the site layout should be revised so that more houses have south facing roofs to allow solar panels to be fitted.	20/00604/FULEXT	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for Donnington New Homes	Erection of 75 Dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
19	Objection on the grounds of possible disruption to the Public right of way, and the inadequacy of the cycling provisions. Members also feel that there should be more properties with south facing roofs that could enable solar panels to be fitted.	20/00703/RESMAJ	Land Adjacent to Hilltop Oxford Road Donnington Newbury	Approval of reserved matters application for phase development of 179 dwellings following approval of outline application 14/02480/OUTMAJ (APP/W0340/W/16/3143214). Matters to be considered: Appearance, Landscaping, Layout and Scale

**Planning and Highways Committee Meeting
Schedule of Planning Applications Monday 20 April 2020**

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	Clay Hill	20/00778/FULD	23 Newport Road, Newbury for Mr Martin Hawkins	Conversion of part of the property to form a separate dwelling.
2	East Fields	20/00769/FUL	Unit 1, Newbury Retail Park, Pinchington Lane, Newbury.	Section 73A: Variation of condition 2 'approved plans of previously approved application 18/01412/FUL: Changes to front, side and rear elevations.
3	East Fields	20/00720/HOUSE	12 Jubilee Road, Newbury for Mrs L Price	Proposed single storey rear extension.
4	Wash Common	20/00801/HOUSE	30 Battery End, Newbury for Phillip & Catherine Somerville Reed	Conversion of an existing garage into one-bedroom accommodation. Accommodation is designed for full time carer for disabled owner.
5	West Fields	20/00746/FUL	KFC, 11 Wharf Road, Newbury for SBR Enterprises Ltd	New entrance door and redecoration of shopfront and rear doors. Introducing replacement windows into existing window openings.
6	West Fields	20/00747/ADV	KFC, 11 Wharf Road, Newbury for SBR Enterprises Ltd	New fascia with existing trough light, New internally illuminated KFC letters, new internally illuminated Colonel Bucket to existing portal. Vinyl graphics to windows and building facade.
7	Adjacent Parish (East Fields)	20/00827/FULD	Lincoln House, Newtown Road, Newbury for Harrison Chandler	Proposed demolition of existing dwelling and outbuildings and the erection of 5no. New dwellings with associated parking and amenity.
8	Adjacent Parish (East Fields)	20/00789/HOUSE	6 Spa Meadows Close, Greenham, Thatcham for Mr & Mrs Pethybridge	Side and rear link extension between main house and garage. Part conversion of existing garage into utility.

Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment** and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider,** but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location And Applicant	Proposal
1	Wash common	20/00764/PASSH E	69 Elizabeth Avenue, Newbury for Ian Fletcher	Single storey rear extension to form large kitchen/dining room and playroom. Dimensions 4m from rear wall, 2.88m Maximum height, 2.45m eaves height.

**Planning and Highways Committee Meeting
Monday 20th April 2020**

Schedule of planning decisions & recommendations made by West Berkshire Council (WBC)

Application No.	Location and Application	Proposal	NTC Observations
<u>20/00173/HOUSE</u>	1 Croft Road, Newbury for Mr M Redford	Two Storey extension to the side and single and double storey extension to the rear.	Objection/comment: a) The application fails to follow the Supplementary Planning Guidance "House Extensions" in key measures concerning shading, mass, design and dominance. b) The rear extension will have a significant shading effect on the habitable rooms at the rear of their property, the ground floor living room; contrary to the requirements of the SPG. c) The height, proximity and overall mass of the extension will be visually overbearing and have a significant detrimental effect on their amenity and enjoyment of their property. d) The rear first floor extension is a dominant and excessive feature, wholly out of keeping with the general character of the area. The flat roof of the first-floor extension rises the above eaves of the main roof it is not subservient to the existing building, contrary to requirements of the SPG. The materials proposed for the walls do not match the original building and they emphasise the extension rather than making it subservient. e) The first-floor balcony permits overlook into the rear garden and represents a significant intrusion into their privacy. f) The application drawings provide insufficient detail to enable them to fully understand the effect on their property. They request the application be withdrawn so that the drawings can be resubmitted. The detailed plans and elevations do not indicate the extent of the proposed buildings and do not indicate the relationship of the side of the buildings to the boundary and position of the adjoining property. There are discrepancies between drawings and the block plan does not accurately show the position or extent of the proposed extensions. g) The proposed extension will generate an increased requirement for off-road car parking. The application fails to show how this will be provided
Application has been WITHDRAWN			

Application No.	Location and Application	Proposal	NTC Observations
19/01818/FULD	8 Chaucer Crescent, Newbury for Mr P Kgar	Partial Demolition of existing bungalow, construction of extension to form two semi-detached bungalows, with flat roof dormers to form and rear elevations.	No objections.
Application has been WITHDRAWN			

Application No.	Location and Application	Proposal	NTC Observations
19/02558/FULMAJ	Emerald House, Newbury Business Park, London Road, Newbury for Mountley Ltd	Increase the height of the building and replacement mansard roof to include provision for a new third floor of residential accommodation (13 units), provision of dormer windows on second floor and scheme of external design treatment to facilitate works.	No objection.
WBC Final Decision – Refused			

Application No.	Location and Application	Proposal	NTC Observations
20/00194/FUL	27 Northbrook Street, Newbury for M & C McGrath Partnership	Application for the proposed change of use of part of existing retail unit and addition of floors to create four residential apartments.	No objection.
Application has been WITHDRAWN			

**Planning and Highways Committee Meeting
Monday 20th April 2020**

Schedule of Licensing Applications

Licence	Applicant(S)	Premises
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 20/00360/LQN	Applicant: Shelly Seward Location: 178 Andover Road, Newbury RG14 6NT	Proposal: Supply of Alcohol for consumption off premises Monday to Sunday from 12:00 – 21:00

**Planning and Highways Committee Meeting
Monday 20th April 2020**

Schedule of Appeal Decisions Made by The Planning Inspectorate

Application No.	Location and Application	Proposal
<u>19/01153/FUL</u>	31 Bone Lane, Newbury for Mr J Kane	Erection of two detached B1 (C)/ B8 Commercial units with ancillary B1 (A) accommodation.
NTC Observations: No objection		
Planning Inspectorate's Decision – The Appeal Is Allowed		

From: Matthew Metcalfe

Sent: 30 March 2020 12:06

Subject: Request for New stops in Oxford Street, Newbury

Dear Members and Councillors

We have received a request from Reading Buses for new bus stops in Oxford Street, Newbury.

Reading Buses wish to convert a closed door works contract to a local bus contract. This is for a return service Thatcham – Newbury – Hungerford, Charnham Park. This of course means the general public will be able to travel on this service.

They have specifically asked for the bus stops here to assist this service. It would also benefit other bus services which use Oxford Street – two journeys on the 3X service to Hungerford (the first journey in the morning and last journey in the evening that short cut along the A4) / The 4 service to Speen & Lambourn / a few journey on the 5 service to the Downs Villages / three 6A journeys to Chieveley.

It would be useful having some stops here as it gives a greater spread of bus stops in the town, especially thinking about those who can't get about too far.

I attach photographs of the intended site of the stops. We would just have a flag on the street light for the East bound stop into the Town. No point in having a timetable case here as people have arrived at their destination.

Would you let me know if you have any views on this matter by the end of the second week in April? I was hoping to have the stops up and running for the start of June when Reading Buses have applied to convert the work's bus to a local bus contract. Not sure if this will possible because the company who do our bus stop work have all their staff furloughed and who knows when these measures will be lifted?

Regards

Matthew

Matthew Metcalfe

Senior Transport Officer

Transport Services Team, West Berkshire Council, Market Street, Newbury RG14 5LD



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Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 20 April 2020.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
 - 3.1 Report on actions from previous minutes
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions from 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 Joint Working Group – Update

To be confirmed	The Future of the Kennet Centre
	A presentation on CIL collections
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Strategy Working group requests P & H to set out “Green Credentials” and related issues which this Council should lobby to have included in the Local Plan Review
	Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.
	Property of the Essex Wynter trust at Argyle road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI’s for Planning and Highways Committee
Each December	Send Budget proposals to RFO