

10th September 2019

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

Substitutes: Jeffery Cant, Martin Colston, Jo Day, Billy Drummond, David Marsh;
Martha Vickers.

Also: All Members of the Town Council for information.

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 16th September 2019 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

1. **Apologies**

Chief Executive Officer

2. **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.

3. **Minutes (Appendix 1)**

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Wednesday 28th August 2019 (already circulated).
(Appendix 1)

3.2 Report on actions from previous minutes.

4. **Questions and Petitions from Members of the Public**

Chairperson

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Newbury Town Council is committed
to continuing to make Newbury a
better place to live, work and visit

5. Members' Questions and Petitions

Chairperson

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule for which there are members of the public present.

7. Town and Country Planning Act 1990

Chairperson

Application No: 19/00411/REM for Garden Land at 5 Normay Rise, Newbury for reserve matters application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and Scale. Newbury Town Council's Comments: No objection

To note that the above-mentioned Appeal is to be decided on the basis of an exchange of written Representation. A copy of the document will be available at the meeting. Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Friday 11th October 2019.

8. Update from The Western Area Planning Committee

Chairperson

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

9. Sandford Park Joint Working Group – Update

Chairperson

To receive an update on any relevant information.

10. Update on Section 215 of the Planning Acts (Appendix 3)

Chairperson

10.1 To receive an update on actions taken in relation to lands/ buildings which the Council considers detract from the surrounding area and

10.2 To invite Members to identify any other lands or buildings which are “injurious to the amenities of the area” and where the Council might approach the owners requesting action to be taken.

11. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 4)

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 in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Wednesday 28 August 2019 at 7.30pm.

Present

Councillors Phil Barnett; Billy Drummond (named substitute); Nigel Foot; Chris Foster; Jon Gage; Pam Lusby Taylor; David Marsh (named substitute-left at 20.46); Vaughan Miller; Andy Moore; Gary Norman; Tony Vickers (Chairperson).

In Attendance

Hugh Peacocke, Chief Executive Officer
Margaret Gore, Corporate Services Officer

77. Apologies

Councillors: Jeff Beck, Roger Hunneman, Stephen Masters.

78. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Billy Drummond, Andy Moore, David Marsh 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 Andy Moore 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 applications, Councillor Andy Moore declared that he had a personal interest: 19/01730/FULD, 19/02090/FULD.

79. Minutes

Proposed: Councillor Phil Barnett

Seconded: Councillor Nigel Foot

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 5th August 2019, be approved and signed by the Chairperson.

79.2 The Chief Executive Officer reported on the following actions from the previous meeting:

A) West Berkshire Council (WBC) has been requested to extend the present 30 mph 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 and to reduce the current speed limit on the A339 from the Swan Roundabout to Monks' Lane, by writing to the Speed Limit Review Panel – 40 mph recommended.

WBC has replied that Traffic and Road Safety officers will add these to their list of assessments to be taken through the Speed Limit Review Panel and advise this Council of likely timescales.

B) The CEO wrote to WBC asking why only 2 conservation areas have been designated for Newbury and when the other 51 might be assessed for appraisals. The Conservation officer has replied that WBC are currently in the process of creating a Conservation Area review prioritisation methodology. The prioritisation methodology will help identify those conservation areas that are under the greatest level of pressure from development and have been subject to the greatest level of change and potentially harm to their character and appearance. The methodology will also be designed to identify the level of inaccuracy evident in the existing conservation area boundaries. Due to the number of conservation areas and the level of resource available, the aim is to target their limited resources at the conservation areas most at risk.

Members were not satisfied with this response and agreed that the Town council should continue to pursue this matter.

C) Consultation responses sent re:

- The Draft-West-Berkshire-Economic-Development-Strategy-2019-2036,
- The West Berkshire draft Revised Statement of Community Involvement and
- The traffic order for Bear Lane, Cheap Street, Market Street and A339 Newbury

D) In response to the Council's request for secure bike racks in the ground floor of the Kennet Centre car park, WBC said that this matter had been considered in 2017 and it was felt that this was not a good mix of users in this location.

The Cycle Forum have identified the following additional locations:

- Lidl, London Rd, Newbury
- Budgens / Garlands, Pangbourne
- Cooperative, Pound St, Newbury
- Hospital, Benham Hill, Newbury
- Bus layby, A4 Bath Rd, Woolhampton / Midgham

The Committee noted that these have not yet been programmed and agreed to pursue this through the Cycling Forum.

80. Questions and petitions from members of the public

There were none.

81. Members' questions and petitions

Councillor Chris Foster asked the following Question:

"I was surprised to read reports that Parkway asked the Newbury Weekly News not to publish images of the school climate strikers on July 19th. Private ownership of the streets in the complex does actually raise an issue directly connected to the climate emergency. As well as supporting civil liberties, public ownership of streets enables joined-up planning so that walkers and cyclists can have more convenient routes between destinations. Through comments on applications and other activities, will this committee support the principle of public ownership of public spaces and work against further privatisation of highways in Newbury?"

The Chairperson responded with the following answer:

"This Committee wishes to support your request but every case brought before this Committee will be considered on merit."

82. Schedule of planning applications

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

83. Schedule of planning decisions

Information was received and noted by the Committee.

84. 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

85. Schedule of appeal decisions

Information was received and noted by the Committee.

86. Town and Country Planning Act 1990

Application No: 18/01762/FULD - for Redbrick House, 5 Oxford Road, Newbury for Extension of the existing second floor and construction of a new third floor on existing building to provide five extended and two new residential units, construction of refuse storage, provision of car and cycle parking and associated landscaping.

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

87. Town and Country Planning Act 1990

Application No: 18/02205/FUL for 21 Woodside, Newbury for Semi-detached house being used as 6 bedroom HMO. Change of use for bedroom 7 to be used as HMO.

Proposed: Councillor Vaughan Miller

Seconded: Councillor Nigel Foot

The Committee noted that the Planning Authority judged that the proposed development would cause an unacceptable increase in on-street parking/reversing movements on the local highways infrastructure adversely affecting road safety and the free flow of traffic contrary.

Resolved: That the Committee supports the decision of the Planning Authority and that the CEO advise WBC and The Planning Inspectorate of this.

88. Highways Consultations

- **88.1 Newbury Wharf Bus Station Newbury**
Members objected to WBC's proposed increased charges for coaches using the bus station at The Wharf and proposed that there should be No charges for visiting National Buses and Coaches as it was felt that visitors should be encouraged to visit Newbury.
- **88.2 Waiting restrictions on Kings Road and Racecourse Road**
It was agreed that the CEO resend this information (Appendix 6.2) to Members and that any comments should be sent directly to WBC by each individual Councillor. If time allows this could be reconsidered at the next meeting scheduled for Monday 16th September.

- 88.3 The Winter Service Plan
Members asked that priority be given to the 3 underpasses on the A339 as these are key infrastructure for pedestrians and cyclists going to and from the Town Centre.

89. The Heritage Working Group

Proposed: Councillor Nigel Foot

Seconded: Councillor Jon Gage

Resolved: That the terms of Reference for The Heritage Working Group, as set out in Appendix 7 of the agenda, be adopted.

90. GWR's Customer and Community Improvement Fund

It was agreed that Members should forward any comments to the CEO by Friday 30th August at which time he will collate the information in a bid to apply for these funds.

91. Update from the Western Area Planning Committee

There was no update from this Committee as no meeting had been held.

92. Sandford Park Working Group – update

No further information has been received regarding ongoing discussions between the developers.

Thatcham Town Council has contacted Thames Water requesting more information regarding their comments about supply issues.

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

It was agreed to add the following items to the Work Programme:

A) Paths that have Cycle ban signs to be reviewed.

B) A survey of all pathways/rights of way

“Thousands of footpaths, alleys and bridleways across the UK face being lost forever within a decade under a clause in right-to-roam legislation, campaigners have warned.

From 1 January, walkers, horse riders – and even those taking regular shortcuts to the shops in towns – will have 10 years to apply to save any rights of way that existed before 1949 but do not appear on official maps.”

C) Secure arrangements for Town Centre bike parking

There being no other business the chairperson declared the meeting closed at 21.40 hrs

Chairperson

Planning & Highways Committee Meeting
Schedule of planning applications - Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	Objection/comment: Members felt this is an overdevelopment of the site; unsatisfactory access arrangements	<u>19/01850/FULD</u>	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
2	No objection	<u>19/01895/FULD</u>	102 Turnpike Road, Newbury for Mr & Mrs Hayward	Proposed conversion of existing 3-bedroom house into 2no. apartments, 1x2 bedroom and 1x1 bedroom with associated parking, amenity, bin and cycle storage
3	Support	<u>19/02006/REM</u>	115 London Road and Part of Merchant Court, Kelvin Road, Newbury for Rissance Ltd	Approval of reserved matters following outline permission 16/00924/OUTMAJ – Outline application for development of 35 apartments containing a mixture of 1, 2 and 3 bedrooms and 1,700sqm B1 Office Space. Matters seeking consent Appearance
4	No comment	<u>19/02067/HOUSE</u>	24 Cromwell Road, Newbury for Mr & Mrs Green	Section 73: Variation of condition 2 'approved plans' and 3 'materials' of approved application 18/03101/House: Installation of an ancillary garden annex known as a 'Zedbox'
5	No comment	<u>19/02047/HOUSE</u>	8 Hedgeway, Newbury for Mr & Mrs Pounds	Single storey rear extension. New porch and increased parking to front of property
6	No objection	<u>19/01653/FUL</u>	Unit 4, Plenty Close, Newbury for Beninca Automation	Expansion of mezzanine floor (74 SQM) and creation of Trade Counter (57 SQ AM)

7	No objection/comment: as long as the Highways Officer is satisfied with the proposals	19/02007/HOUSE	5 Cheriton Close, Newbury for Andre Lucas & Sandra Davis	Two Storey rear and single storey side extensions
8	No objection	19/02028/HOUSE	19 Abbots Road, Newbury for Miss Ellison and Mr Walker	Demolish rear conservatory, side garage and porch. Construct new 2 storey side and rear extensions and a single storey side porch extension. Construct new side dormer to create bathroom
9	No objection	19/02062/HOUSE	48 Priory Road, Newbury for Iain & Jenny McCowie	Single storey extension
10	No objection	19/01971/HOUSE	97 Greenham Road, Newbury for Mrs V Beet	Demolition of existing extension and conservatory and construction of a replacement extension
11	No objection	19/02105/FUL	Unit 2 Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Proposed works to front elevation
12	No objection	19/02064/HOUSE	17 Denman Drive, Newbury for Edmund Wontner	Single storey side extension with lean-to roof
13	No objection	19/02103/FUL	31 Bone Lane, Newbury for Mr J Kane	Erection of a detached B1 (c) B8 Commercial Unit with ancillary B1(a) accommodation and vehicle and cycle parking
14	No objection	19/02069/HOUSE	38 Chaucer Crescent, Newbury for Mr D Wilcock	Side and rear extension
15	No objection	19/02011/HOUSE	Dunira, Tydehams, Newbury for Lorraine Wilson & Tony Hillier	Two Storey rear and side extension
16	No change to our previous comments of objection	19/01730/FULD Amended Plans	67 Andover Road, Newbury for John & Jane Kane	New dwelling on land at No. 67 Andover Road, Newbury
17	Deferred until meeting on Monday 16 th September	19/02019/HOUSE	63 Paddock Road, Newbury for Mr Aucott	Proposed single storey rear extension and single storey side extension

				predominantly in the footprint of the existing dilapidated garage. Replacement roof tiles and new rooflight.
18	No objection	19/01613/FUL	1-8 St Joseph's Court, Charlton Place, Newbury for Sovereign Housing Association	Replace existing white UPVC windows with a more efficient white UPVC windows of the same style, layout and appearance
19	No objection	19/02051/FULD	41A Newtown Road, Newbury for Bulfinch Homes Ltd	Conversion of retail unit to a self-contained one bed flat
20	No objection/comment: exiting access rights to No 19 Ley Gardens should be maintained	19/02090/FULD	Land to the Rear of 15 Leys Gardens, Strawberry Hill, Newbury for Oxford Diocesan Board of Finance	New single storey 2-bedroom dwelling
21	No objection/comment: materials should be more in keeping with the building	19/01996/ADV	26 Market Place, Newbury for El Craft Union Pub Company	Refresh of external signage
22	No objection/comment: materials should be more in keeping with the building	19/01997/LBC2	26 Market Place, Newbury for El Craft Union Pub Company	Refresh of external signage
23	No objection	19/01966/FUL	54-55 Bartholomew Street, Newbury for Mr Miah	External seating area to front of premises

**Planning and Highways Committee Meeting
Schedule of Planning Applications
16 September 2019**

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	<u>19/02100/FULD</u>	90 Turnpike Road, Newbury for RSS Property Investments.	Erection of new dwelling.
2	Clay Hill	<u>19/02135/LBC2</u>	49 Shaw Road, Newbury for Henry Kennedy	To Fit a standard 150mm diameter boiler flue to outside of building at the rear of the property, first floor, not visible from the street.
3	East Fields	<u>19/02055/FUL</u>	Ticktape House, 31 Bone Lane Newbury for Mr Kane	Conversion of existing ground floor offices to form mixed use comprising car showroom with retail component (mixed A1/A3(coffee shop), alterations to parking arrangements and provision of cycle stores, alteration of external elevations and upgrading of existing hard surfaced areas.
4	East Fields	<u>19/02101/FULD</u>	4C Gordon Road, Newbury for Mr & Mrs Scott Holland	Change of use of 4C Gordon Road into residential dwelling with first floor extension and associated works.
5	East Fields	<u>19/02214/HOUSE</u>	11 Mount Close Newbury for Mr and Mrs Taylor	Proposed two-storey front extension, with new front porch and new roof over existing garage. Additional parking with widened front access and dropped kerb
6	Speenhamland	<u>19/02168/HOUSE</u>	35 Almond Avenue, Newbury for Mr & Mrs Weeks	Single storey side extension.
7	Speenhamland	<u>19/02200/HOUSE</u>	2 Donnington Square Newbury for Mr N Vidovich	Oak Framed Carport

8	Wash Common	19/02098/HOUSE	17 Holborne Close, Newbury for Ian Symonds	Replace old damaged garage with a new double garage.
9	Wash Common	19/02072/REM	Garden Land 5 Normay Rise, Newbury for Mr & Mrs Power	Reserved matters application following outline application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and scale.
10	West Fields	19/01493/ADV	Monument, 57 Northbrook Street, Newbury for El Group PLC	Replacement fascia and projecting signage.
11	West Fields	19/01495/LBC2	Monument, 57 Northbrook Street, Newbury for El Group PLC	Replacement fascia and projecting signage.
12	Adjacent Parish (Speenhamland)	18/03061/RESMAJ (Amended / Additional Plans)	Land Adjacent to Hilltop, Oxford Road, Donnington Newbury for David Wilson Homes	Reserved matters for phased development of 222 dwellings following approval of outline application 14/02480/OUTMAJ . Matters to be considered: Appearance, Landscaping, Layout and Scale.

Newbury Town Council- list of S. 215 lands/ buildings
Update at 11/09/2019

Building		Owner/ responsible person	Position at 11/09/2019	Comments
1.	The building south of the old post office (41, Cheap Street)	Mr. Bacha	10/06/2019: Owner says he is trying to sell the property and that a planning application is on the way. Architect in touch with WBDC re pre-app discussions.	Continue to monitor
2.	The back of the British Heart Foundation shop (on the canal)	BHF	Per BHF on 10/06/2019: Berkshire Council have approved the scaffold design a while ago, but they are still awaiting approval from The Canal and River Trust to erect the scaffold partially in the water behind the shop. The contractor has chased them, but they seem to be taking time in granting a license. The Canal and Rivers trust say that they have asked for further information and the contractor has not supplied this. We have advised the BHF accordingly and await their response.	Continue to pursue contact for a confirmed start date.
3.	The Waterside Centre (on the canal)	West Berkshire Council?	Agreement has been reached with Bradfield College, the Bradfield Club and Berkshire Youth ... the Bradfield Club would purchase a 50 per cent share in the centre from the council. Berkshire Youth will then submit a planning application for a £750,000 refurbishment, paid in part by the Bradfield Club, but also by a number of other donors. Once complete, the centre will be operated by Berkshire Youth on a peppercorn rent from the Council and the Bradfield Club.) Planning application now being processed.	Await outcome of planning application.
(Because of the condition of 3 and 4 above, the Britain in Bloom route did not take the judges along the canal, where they would have to pass these buildings)				
4.	Newbury Railway Station- the land from the ticket office to Cheap Street	Network Rail	The Council have been dealing (with some success) with GWR and Network Rail to tidy up and maintain their lands from the railway station to Cheap Street, where thousands of pedestrians walk every week, some "enjoying" their first impressions of Newbury. The old advertising hoardings have now been removed and the area is noticeably tidier	Seeking evidence of ongoing maintenance programme.
5.	Wharf Street	Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened	WBDC say this is a complex matter; they are exploring with businesses how to deal with this. Some "redundant" bins have been removed and some improvements can be seen. 25/9, asked West Berks, as the Highways Authority and the Waste Authority, to look to find an alternative location in the same vicinity, where these businesses could store their bins pending collection.	

Building		Owner/ responsible person	Position at 11/06/2019	Comments
6.	The BT Tower	Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken by BT in the early part of this century. The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building.	BT's workplace infrastructure senior manager has confirmed that BT's 2019/20 infrastructure budget for repair and maintenance of telephone exchange is currently committed with a focus on wind & weather tightness and health & safety projects. BT understands the concerns of Newbury Town Council and local residents and so if there is a shortfall in projects will look to inject Newbury exchange into the programme later in the year, similar to the recent repairs and redecorations undertaken to the railings. Otherwise the infrastructure team will look at firming up costings and proposed schemes this year which will allow it to be programmed over the coming years.	Continue to campaign for improvements.
7.	The former cycle shop in Bartholomew Street on the corner of Craven Road	Chancellors are the agents and put us in touch with the owner.	<p>The company TECLAFORCE that owns this property says that they do not have any source of income other than this property. The subject property has been vacant since acquired in 2017 and generated no income. The owner says he may find it difficult to fund repairs.</p> <p>On 7.8.2019 WBDC received the following from those responsible: "We have finalised plans for the roof repair work and have authorised the building contractors to start work after installing the scaffolding on the front and the side (Craven Road) elevation. The contractors are going to apply for the respective license in this regard in next few weeks. Regarding the shopfront repairs, we are still seeking quotes from qualified contractors, and are not yet certain by when this work is likely to commence. We'll keep you posted on the progress regarding the above-mentioned repairs".</p>	

Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 15 July 2019

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

16 September	Section 215 updates
7 October	Hutton Close presentation
18 November	Proposals for Budget 20-21
9 December	Approve Canal Corridor Chapter for Town Design Statement
To be confirmed	The Future of the Kennet Centre
	A presentation on CIL collections
June/ Sept/ December/ April (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
TBC	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Secure arrangements for Town Centre bike parking