

11 February 2019

**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:** Jeffery Cant, Martin Colston, Jo Day, David Marsh.

**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, Newbury on **Monday 17 February 2019 at 7.30pm.**

The meeting is open to the press and public.

Yours sincerely,

**Hugh Peacocke**  
**Chief Executive Officer**

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**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 Monday 27 January 2019 (already circulated).

**3.2 Report** on actions from previous minutes.

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

*Chairperson*

**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 Centre bike parking**

*Chairperson*

**To consider** how secure arrangements for Town Centre bike parking might be provided.

(Mr. Josh Kerry, West Berkshire District Council, will present on this item)

**8. Schedule of Planning Decisions (Appendix 3)**

*Chairperson*

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

**9. Town and Country Planning Act 1990**

**Application No: 19/01883/FULD for Partial demolition and refurbishment of 1 Kennet Road, Newbury and the delivery of three new dwellings with associated parking and gardens for 1 Kennet Road, Newbury**

**Newbury Town Council's Comments:** Objection / comment: over development of area.

*Chairperson*

**To note** that the above-mentioned Appeal is to be decided on the basis of an exchange of written statements. 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 Wednesday 26<sup>th</sup> February 2020.

**To consider** next steps.

**10. Schedule of Appeal 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.

**11. Update from The Western Area Planning Committee**

*Chairperson*

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

**12. Sandlesford Park Joint Working Group – Update**

*Chairperson*

**To receive** an update on any relevant information.

**13. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 5)**

*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 Monday 27<sup>th</sup> January 2020 at 7.30 pm.**

**Present**

Councillors Jeff Beck; Nigel Foot; Jon Gage (substitute); Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller; Andy Moore; Gary Norman (Chairperson) & Tony Vickers.

**In Attendance**

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

**136. Apologies**

Councillor Phil Barnett.

**137. Declarations of interest**

The Chief Executive Officer declared that Councillors Jeff Beck, 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 Jeff Beck and Tony Vickers who are Members of West Berkshire Council's Planning Committee and Stephen Masters and Andy Moore who are Substitute Members of West Berkshire Council's 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 Andy More declared that he had a personal interest: **19/03049/LBC2**

**138. Minutes**

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

- **Minute No. 122: Electric Charging Points** – Letter was Written to Planning Authority and a Meeting was arranged to discuss the matter. West Berkshire District Council Officers Neil Stacey, Glynn Davies and Josh Kerry met with Newbury Town Councillors, Tony Vickers, Martha Vickers, Andy Moore and the Chief Executive Officer Hugh Peacocke on 15 January. It was explained that this was a trial and welcomed feedback. West Berkshire Council will be

publishing a Strategy for electric vehicles, Newbury Town Council will be consulted.

- **Minute No. 122: BT Tower** – Newbury Town Council is still waiting for a response from BT.
- **Minute No. 124: A339 Accident** – Chief Executive Officer wrote to West Berkshire District Council regarding the accident on A339. Jon Winstanley responded with the following:  
“We have had an initial conversation with the Police regarding this unfortunate incident, however they can release very little information at this time as the investigation is on-going. Until we have the Police accident report it will not be possible to carry out a meaningful road safety investigation.  
I am however in the process of arranging to meet with the WBC Local Ward Members to discuss general road/pedestrian safety issues on this part of the A339. This will help inform a full investigation once we receive further information from the Police.”
- **Minute No. 131: West Berkshire District Plan Review** – Newbury Town Council revised its response and sent it to West Berkshire District Council. West Berkshire District Council plans to hold a series of Workshops with the Parish Councils. Newbury Town Council Leader Councillor Martin Colston & Councillor Gary Norman will attend on behalf of Newbury Town Council, the Workshop is scheduled for Wednesday 12<sup>th</sup> February.
- **Minute No. 133: No Expressway Group** - This matter was referred to the Climate Change Working Group to consider. This matter will be on the agenda for the next Workshop. The No Expressway group have been invited to make a presentation.
- **Minute No. 134: The draft Transport Strategy for the South East** – Newbury Town Council’s response to the Draft Transport Strategy has been sent.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Nigel Foot

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 6<sup>th</sup> January 2020, be approved and signed by the Chairperson.

**139. Questions and petitions from members of the public**

There were none.

**140. Members’ questions and petitions**

Question received from Councillor Nigel Foot:

“Could West Berkshire District Council let us know, how long the delay to the improvement work at the junction of Hambridge Road with the A4 Bath Road will

be? The delay is apparently due to services having not been correctly placed by previous contractors. Would WBDC inform us as to who will be financially responsible for the remedial work required and how long the delay will be?"

The Chairperson replied with the following answer:

"Thank you for raising this matter. We will refer your question to the Highways authority."

Second question received from Councillor Nigel Foot:

"A resident mentioned that some vans and cars, travel too fast round the junction of Hampton Road with Derby Road. There are many elderly residents that live in that area and school children that walk to St Bart's School, use that route. This speeding poses a risk to pedestrians. Can we please refer this matter to the Highways Authority and request that they take appropriate action to address the issues?"

The Chairperson replied with the following answer:

"Thank you for bringing this to our attention. We will refer this matter to the Highways Authority."

Question received from Councillor Tony Vickers:

"Now that just 30mtr (the part in Enborne parish) of a footway linking residents of Wash Water (Enborne Row) with Newbury have been completed - without notice to this Council. As the remaining 250mtr of road passes through Newbury Town Council parish to join the A343 and the Woodpecker Public House, - what can be done to speed up the completion of this much needed piece of infrastructure?"

The Chairperson replied with the following answer:

"Thank you for raising this matter. We will refer your question to the Highways Authority."

**141. Schedule of planning applications**

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

**142. Schedule of Prior Approval Applications**

Resolved that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

**143. Schedule of Planning Decisions**

Information was received and noted by the committee.

**144. Town and Country Planning Act 1990**

**Application No: 18/00603/COMIND for Renewal and expansion of existing football pitch including artificial pitches For Newbury Football Club, Faraday Road, Newbury.**

Members wish to withdraw previous comments submitted by previously elected committee members and would like to submit a notion of support to this application to the Planning Inspectorate.

**Proposed:** Councillor Stephen Masters

**Seconded:** Councillor Vaughan Miller

**Resolved:** That the comment of support be submitted to the Planning Inspectorate.

**145. Schedule of Appeal Decisions**

Information was received and noted by the committee.

**146. Update from the Western Area Planning Committee**

Information was received and noted by the committee.

**147. Sandleford Park Joint Working Group – update**

Previously scheduled meeting of the joint Sandleford Working Group did not take place, a new date is yet to be agreed for the next meeting.

**148. Section 215 Update**

Members feel that the untidy area outside Newbury Tools should be referred to the Highways Authority for action.

It was agreed that 2 buildings be added to the current list, this was the Eight Bells Building in Bartholomew Street and the United Reform Church Building in Cromwell Place.

**149. West Berkshire District Council Draft Environment Strategy 2020-2030**

This Committee agreed that the response to West Berkshire District Council be referred to the Climate Change Working Group to be added to the agenda for meeting Scheduled for Thursday 30<sup>th</sup> January 2020.

Any Councillors wishing to add any comments to be considered at the meeting for the response need to be sent to Councillor Chris Foster before Thursday.

**Proposed:** Councillor Stephen Masters

**Seconded:** Councillor Jeff Beck

**Resolved:** That the Climate Change Working Group is authorised to submit a response on behalf of this Committee/Council to West Berkshire Council regarding the WBDC Draft Environment Strategy 2020-2030.

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

Information was received and noted by the Committee.

It was agreed to invite Josh Kerry from WBC to talk to the Committee regarding secure parking place for bicycles.

A presentation is to be received from Ressance Limited at the next Scheduled meeting Monday 17<sup>th</sup> February 2020.

**There being no other business the Chairperson declared the meeting closed at 21.26 hrs**

**Chairperson**

Draft



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

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection	<a href="#">20/00022/HOUSE</a>	113 Turnpike Road, Newbury for Mr & Mrs Redmond	Two storey rear extension with part two storey and part single storey side extension, creating a new kitchen / diner, downstairs shower/toilet room, and additional bedroom and en-suite.
2	No objection	<a href="#">19/03057/HOUSE</a>	76 Pear Tree Lane, Newbury for Mr & Mrs Lucas	A loft conversion with rear dormer to include 2x front roof lights, 2x rear windows. Change to existing fenestrations – single door and windows to French doors – addition of 2x roof lights on existing rear extension. Garage conversion.
3	No objection	<a href="#">20/00056/HOUSE</a>	32 Regnum Drive Shaw, Newbury for Mr Broom-Edwards	Section 73: variation of Condition 2 – Approved plans to include dormer of previously approved application 19/01553/HOUSE: Extensions and alterations including loft conversion.
4	No objection	<a href="#">20/00109/HOUSE</a>	15 Two Rivers way, Newbury for Mr & Mrs Wasko	Conversion and extension of garage with link to house to provide bedroom and shower room.
5	No objection	<a href="#">20/00015/HOUSE</a>	117 Boundary Road, Newbury for Mr & Mrs Metcalf	Rear Extension.
6	No objection	<a href="#">20/00070/HOUSE</a>	5 Ormonde gardens, Newbury for Mr & Mrs Grimditch	Proposed single storey rear extension, porch extension and conversion of integral garage into habitable space.
7	No objection subject to the comments submitted by the Highways Office.	<a href="#">19/03202/HOUSE</a>	136 Andover Road, Newbury for Mr & Mrs Twomey	Garage conversion.

8	Objection / comment: 1. Congestion 2. lack of access and egress together with poor visibility. 3. out of character 4. over development 5. not in keeping with the street scene.	<a href="#">20/00014/FULD</a>	Land Adjoining 11 Pond Close, Newbury for A, D & E Property Ltd	Removal of derelict garages and erections of 2no. flats, together with associated landscaping and parking.
9	No objection	<a href="#">20/00120/HOUSE</a>	19 Wendan Road, Newbury for Mr & Mrs Marriage	Section 73: Variation of Condition 2 (approved drawings) of previously approved application (18/03374/HOUSE): Single storey rear extension and detached garden studio.
10	No objection	<a href="#">19/03049/LBC2</a>	4 Argyle Road, Newbury for Mr Claire Struthers-Semple	Internally insulating the external walls of two rooms, partially demolishing the dividing wall between the two rooms and removing the horizontal ceilings in these two rooms.
11	No objection	<a href="#">20/00038/FUL</a>	28-29 Northbrook Street, Newbury for Colosseum Dental	Change of use of shop (use class A1) to dental practice (use class D1) and associated works.
12	No comment.	<a href="#">20/00047/RESMAJ</a>	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.

## Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No comment	<a href="#">20/00035/PACOU</a>	Phoenix Court, Bartholomew Street, Newbury for Bullfinch Homes Ltd	Conversion of office building in to 4 self-contained apartments (two 1 bed and two 2 bed).

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
17 February 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	East Fields	<a href="#">20/00201/HOUSE</a>	27 Greenlands Road, Newbury for Mr Aubry	Two storey side extension and single storey extension
2	East Fields	<a href="#">20/00323/HOUSE</a>	8 Dalby Crescent, Newbury for Mr & Mrs S Futcher	Singe storey front porch with WC
3	East Fields	<a href="#">20/00164/FUL</a>	Unit 3, Newbury Retail Park Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Proposed works to front elevation
4	Speenhamland	<a href="#">20/00318/LBC2</a>	Flat 14, Castle House, Old Bath Road, Newbury for Sophie Lightowlers	Electric vehicle charge point to be fitted to the front of the building
5	Speenhamland	<a href="#">19/02987/HOUSE</a> <b>(Amended plans)</b>	6 Chestnut Crescent, Newbury for Mr & Mrs S Prout	Single & two-storey rear extension and proposed front porch. <b>Amendment:</b> First floor aspect reduced by half a meter to avoid impact on neighbouring amenity
6	Wash Common	<a href="#">20/00173/HOUSE</a>	1 Croft Road, Newbury for Martin Redford	Two-storey extension to the side and single and double storey extension to the rear
7	Wash Common	<a href="#">20/00308/HOUSE</a>	39 Fifth Road, Newbury for Mr Mason	Demolition of existing rear extension and garage. Proposed new two-storey and single-storey extension and relocation of solar panels
8	West Fields	<a href="#">20/00223/FUL</a>	54-55 Bartholomew Street, Newbury for Indigo Bay	Proposed external seating to front of premises during working hours
9	West Fields	<a href="#">20/00237/FUL</a>	32A Northbrook Street, Newbury for Cass Holdings Ltd	Extension of existing first and second floor areas to create 4 no additional flats

10	West Fields	<a href="#">20/00180/ADV</a>	28-29 Northbrook Street, Newbury for Colosseum Dental	One externally illuminated fascia sign A and one internally illuminated projecting sign B
11	West Fields	<a href="#">20/00152/FUL</a>	1 & 3 Kennet Road, Newbury for Four Acre Investments	Demolition of existing dwellings and erection of 2 x semi-detached dwellings and 1 x detached dwelling with associated works
12	West Fields	<a href="#">19/03159/FULD</a>	3 London Road, Newbury for Goldfinch Apartments	Conversion of existing office accommodation on three floors to residential accommodation
13	West Fields	<a href="#">19/03160/LBC2</a>	3 London Road, Newbury for Goldfinch Apartments	Conversion of existing office accommodation on three floors to residential accommodation
14	West Fields	<a href="#">20/00194/FUL</a>	27 Northbrook Street, Newbury for M and C McCrath Partnership	Application for the proposed change of use of part of existing retail unit and addition of floors to create five residential apartments
15	West Fields	<a href="#">19/03127/HOUSE</a>	44 Berkeley Road, Newbury for Mr & Mrs T Arkley	Section 73 Variation of condition 2-approved plans of approved application 19/00556/HOUSE: Demolition of existing garage and outhouse. Construction of rear two-storey extension
16	West Fields	<a href="#">20/00098/HOUSE</a>	5 Russell Road, Newbury for Amanda Chandler	Loft Conversion
17	West Fields	<a href="#">20/00282/LBC2</a>	21 Market Place, Newbury for The Sushi Maki Newbury Ltd	Proposed signage (moving signage from 23 Market Place to 21 Market Place, Newbury). No extensions or demolition

**Planning and Highways Committee Meeting  
17 February 2020**

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

<b>Application No.</b>	<b>Location And Application</b>	<b>Proposal</b>	<b>NTC Observations</b>
19/02820/FULD	67 Andover Road, Newbury for Mr & Mrs Kane	New dwelling on land at No. 67 Andover Road, Newbury	No objection
<b>WBC Final Decision – Refused</b>			

<b>Application No.</b>	<b>Location And Application</b>	<b>Proposal</b>	<b>NTC Observations</b>
18/00797/OUTMAJ	Newspaper House and Units Q1-Q5, Faraday Road, Newbury for Newbury News Ltd	Outline permission for demolition of existing Newspaper House and industrial units and redevelopment of the site for 82 flats and office accommodation together with parking and associated works. Matters to be considered: Access, Appearance, Layout and Scale	No objection
<b>Application has been Withdrawn.</b>			

## Planning and Highways Committee Meeting

17 February 2020

## Schedule of Appeal Decisions Made by The Planning Inspectorate

Application No.	Location and Application	Proposal
18/03014/OUTMAJ	Land at 15 Battle Road, Newbury for Victoria Lee	Change of use of existing outbuildings to hair and nail salon and beauty treatment rooms (retrospective)
<b>NTC Observations:</b> No objection. Comments: 1) Our No Objection reflects our support for small businesses working from home and providing employment. 2) There are no parking restrictions in Battle Road, and the applicant and her neighbours are advised to work together to avoid parking problems. 3) The applicant's "pick and drop" service should be used whenever appropriate. 4) The applicants is advised to apply for advertising approval for the board outside her house 5) There should be no further expansion to the business at this property		
<b>Planning Inspectorate's Decision – The appeal is dismissed (A copy of the notice will be available at the meeting)</b>		

Application No.	Location and Application	Proposal
19/01436/ADV	Camp Hopson 7 - 11 Northbrook Street Newbury for Morley Stores Ltd	New signage to rear elevation
<b>NTC Observations: No objection</b>		
<b>Planning Inspectorate's Decision – The appeal A and B were dismissed (A copy of the notice will be available at the meeting)</b>		

## Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 17 February 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

17 February	Secure arrangements for Town Centre bike parking
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
	<i>Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.</i>
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