

9<sup>th</sup> July 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 15 July 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 24 June 2019 (already circulated). (Appendix 1)

**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. Schedule of Prior Approval Applications (Appendix 3)**

*Chairperson*

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

**8. 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.

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

*Chairperson*

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

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

*Chairperson*

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

**11. 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.

**If you would like a paper copy or large print copy of this agenda, please request this from the Reception Desk at the Town Hall.**

**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 24 June 2019 at 7.30pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Chris Foster; Jon Gage; Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller; Gary Norman; Tony Vickers (Chairperson).

**In Attendance**

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

**26. Apologies**

Absent: Councillor Andy Moore.

**27. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck and Stephen Masters 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 Jeff Beck and Stephen Masters 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 agenda item 15 (Berkshire Local Industry Strategy), Councillor Chris Foster declared that he had a personal interest and took no part in the vote.

In considering the following application, Councillor Phil Barnett declared that he had been lobbied: **19/01230/HOUSE**

**28. Minutes**

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

- **Minute No. 19:** Observations recorded at appendix 1 were sent to West Berkshire Council, the day after the meeting.
- **Minute No. 17:** Chief Executive Officer wrote to West Berkshire Council regarding the Air Quality test raised by Councillor Phil Barnett, response received back, has been circulated to Members.  
**Minute No. 17:** Chief Executive Officer wrote to Newbury BID, regarding Park Way and the Kennet Centre their response: “  
*Please accept confirmation from us here at the BID that we are very keen to engage with the new owners of both shopping centres once confirmed and to work in partnership with them to support and grow the vitality of the town centre.*”
- **Minute No. 18:** Sent thanks to Mr Tim Smith MBE, Chief Executive, from Thames Valley Berkshire Local Enterprise, who gave a presentation to the committee.
- **Minute No.24:** Sent thanks to Mr Ben Andrews for the presentation on SID equipment.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Stephen Masters

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 3<sup>rd</sup> June 2019, be approved and signed by the Chairperson.

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

There were none.

**30. Members' questions and petitions**

There were none.

**31. The Market Street Development, Newbury**

Members received a presentation from Kieran Hodges, Design Manager of ENGIE, with an update of the progress so far on the Market Street Development.

**32. 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 Abstained in the vote:  
**19/01281/OUTMAJ.**

**33. Schedule of prior approval applications**

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

**34. Schedule of planning decisions**

Information was received and noted by the Committee.

**35. Schedule of planning decisions**

Information was received and noted by the Committee.

**36. Schedule of licensing applications**

It was agreed that the following observation be submitted:

- **Premises License 19/00711/LQN (New) – Northcroft & Goldwell park, Northcroft Lane, Newbury RG14 1RS**

Applicant: Arena Sports Live Ltd

- No objection

**37. Schedule of appeal decisions**

Information was received and noted by the Committee.

**Minute No. 43. & 44. Were discussed at this stage in the meeting.**

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

Information was received and noted by the Committee. Councillor Gary Norman has been invited to the next meeting of Western Area Planning Committee to represent Newbury Town Council's Comments on the planning application of 6 Northwood Drive, Newbury.

**39. Sandleford Park Working Group – update**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the Committee requested a presentation be given by the Planning Authority when a significant change (or set of changes) to the plans has meant that the Planning Authority is ready to determine one or both outline applications, to the Joint Working Group of Newbury Town Council and Greenham Parish Council (without the public present).

**40. The draft chapter on the Canal Corridor for the Town Design Statement**

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Jeff Beck

**Resolved:** That the Draft Chapter of the Canal Corridor for the Town Design Statement be approved for public consultation and  
To authorise the Working Group to draft an Action Plan / Development Plan for approval by this Committee to develop the Canal as a principal leisure asset for Newbury.

**21.51pm Motion made by Chairperson to continue meeting to 10.30pm**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Jon Gage

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

**41. Berkshire Local Industry Strategy**

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Stephen Masters

**Resolved:** That the Council's response to the consultation on the Thames Valley Berkshire Local Enterprise Partnership's (TVBLEP) Local Industrial Strategy (BLIS) Framework Document be approved, with some amendments to Paragraph 3b, and additional wording to paragraph 7.

**42. Unloading of commercial vehicles at approaches to Northbrook & Bartholomew Streets**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Jon Gage

**Resolved:** That the CEO write to WBC Highways to manage these situations more effectively and in particular to enforce any existing restrictions or to strengthen them.

**43. Update on section 215 of the planning acts**

Information was received and noted by the Committee. It was suggested that West Berkshire District Council should be asked to find an alternative location, and arrange with the companies over the placement of refuse bins in Wharf Street. Members agreed that this be reviewed quarterly.

**44. To review the terms of reference, the role and the membership of the committee's working groups**

A) The role and the membership of the Heritage Working Group.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Jeff Beck

**Resolved:** That Members approved the terms of reference of the Heritage Working Group and that the Heritage Working Group continue and report back to this committee. This is to be reviewed later in the year.

B) The committee reviewed the role and the membership of the Pedestrian Working Group. It was noted that much of its work is now picked up at the town centre community forum.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Stephen Masters

**Resolved:** That the Pedestrian Working Group be retired.

**45. 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 22.08 hrs**

**Chairperson**



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

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection provided the correct materials are used.	<a href="#">19/00715/LBC2</a>	31 Shaw Road, Newbury for Thomas Malton	Install downstairs cloakroom in cupboard behind stairs. Replace small rotted and damaged side window with new wooden window. This window will provide ventilation to new cloakroom
2	No objection	<a href="#">19/01156/HOUSE</a>	61 Gaywood Drive, Newbury for Mr Ramalingham	Vehicle access with hardstanding and pedestrian step access to front of property
3	Objection / Comment: members felt it is too close to the A339 and require more detail in relation to the mitigation of air and noise pollution.	<a href="#">19/01281/OUTMAJ</a>	Newspaper House & Units Q1-6, Plot & Land Adjoining Faraday Road, Newbury for Newspaper House Holdings Ltd	Outline application of demolition of existing Newspaper House and commercial building and redevelopment of the site for 71 flats and office accommodation together with parking an associated works. Matters to be considered: Access, Appearance, layout and Scale
4	No objection	<a href="#">19/01230/HOUSE</a>	10-11 Edgecombe Lane, Newbury for Brunsden Associates	Provide off road parking to the rear gardens of Nos. 10 & 11 Edgecombe Lane
5	No objection	<a href="#">19/01153/FUL</a>	31 Bone Lane, Newbury for Mr J Kane	Erection of 3 Detached B1 (c) /B8 Commercial units with ancillary B1 (A) accommodation
6	No objection	<a href="#">19/01501/FUL</a>	Former Vets for Pets, 3 Adlam Villas, Greenham Road, Newbury for Stuart Metcalf	Section 73: Variation of Condition 3 – Use residential, of planning permission reference <a href="#">03/00679/FUL</a> . Temporary D1 Nursery Use
7	Support	<a href="#">19/01503/DEMO</a>	Unit 1, Newbury Retail Park, Pinchington Lane, Newbury	The existing unit has a signage tower at the rear which need to be demolished

			for F and C Commercial Property Holdings Ltd	at high level. NOTE: This is only the tower NOT the unit itself
8	No objection	<a href="#">19/01270/FULD</a>	Redbrick House, 5 Oxford Road, Newbury for Nicholas Wallwork	Extension of 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
9	No objection	<a href="#">19/01037/FUL</a>	Lynton Court, Pelican Lane, Newbury for Amber Construction Services Ltd	The renewal of all windows to Block 5-13 and Block 14-22 with new white, pvcu double glazed units. The renewal of fascia's and soffits to Block 5-13 and Block 14-22, to be white, pvcu
10	No objection	<a href="#">19/01302/LBC2</a>	The Storage Unit, The Chequers Hotel, 6-8 Oxford Street, Newbury for Mr J Hughes	Installation of damp proofing system to internal floor and walls, lined with internal support structure and associated details
11	No objection	<a href="#">19/00982/HOUSE</a> <b>Amended Plans</b>	Cherrymead, Enborne Grove, Newbury for Mr & Mrs Fletcher	Rear extension and alterations
12	No objection, but support the comments made by the Tree Officer.	<a href="#">19/01325/HOUSE</a>	14 Cheviot Close, Newbury for S Lindsey & G Ward	Removal of existing flat roof car port and rear conservatory. Alteration and extension to front of property, replacement garage and dormer roof and ingle storey rear extension
13	No objection	<a href="#">19/01226/HOUSE</a>	17 Braun Road, Newbury for Chris & Kate Hardy	Removal of existing garage and conservatory, formation of new side and rear extension, new velux to rear landing
14	No objection, but support the comments made by the Tree Officer.	<a href="#">19/01379/HOUSE</a>	108 Essex Street, Newbury for Mr & Mrs Harvey	Demolition of existing garage and utility room. Two storey rear extension

				and replacement garage with loft space
15	No objection	<a href="#">19/01385/HOUSE</a>	11 Montgomery Road, Newbury for Mr Mercer	Single storey side/rear extension incorporating new roof over existing garage
16	No objection	<a href="#">19/01370/FULD</a>	2 Valley Road Newbury for Palady Developments (ventures) Ltd	Erection of detached three-bedroom dwelling with car parking and associated works
17	No objection	<a href="#">19/01412/HOUSE</a>	15 Battery End, Newbury for Mr & Mrs Lee Warn	Demolition of single attached garage. Erection of two-storey side extension. Erections of single-storey rear extension with internal alterations
18	No objection	<a href="#">19/00669/OUTMAJ</a> <b>Amended Plans</b>	Land North of Children's Nursery, Monks Lane, Newbury for Feltham Properties	Outline application for up to 16 dwellings, including affordable housing, with access from Monks Lane, Landscaping and associated infrastructure. Matters to be considered: Access
19	No objection	<a href="#">19/01447/HOUSE</a>	10 Kingsbridge Road, Newbury for Mr & Mrs S Drinkwater	Single storey rear extension and loft conversion with rear parking
20	No objection	<a href="#">19/01457/HOUSE</a>	28 Conifer Crest, Newbury for Mr & Mrs Harris	Single Storey front/rear extension and partial garage conversion
21	No objection	<a href="#">19/01518/HOUSE</a>	40 Valley Road, Newbury for Ian Rozier	Single storey dining room extension to rear of existing private dwelling
22	No objection	<a href="#">19/01301/LBC2</a>	26 Market Place, Newbury for Ei Group PLC	Internal alterations including opening up works
23	Support	<a href="#">19/01262/FUL</a>	1 West Street, Newbury for Ressance Land No 56 Limited	Retrospective Change of use from D2 leisure to B8 storage
24	Support	<a href="#">19/01269/FUL</a>	Newbury College, Monks Lane, Newbury for Newbury College	Proposed University Centre at Newbury College

## Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No objection	<a href="#">19/01515/PACOU</a>	Mercantile House, 18 London Road, Newbury for Surveyed Properties Ltd	Prior approval for change of use from office building to six no. Two bedroom apartments and two one bedroom apartments
2	No objection	<a href="#">19/01364/PACOU</a>	39-41 Northbrook Street, Newbury for Wigmore South East Ltd	Notification for prior approval for a change of use from offices (Class b1a) to residential (Class C3) first and second floors
3	No objection	<a href="#">19/01177/PACOU</a>	1 The Pentangle, Park Street, Newbury for Bucklebury Development Td	Prior approval for the change of use of an office building (B1(a)) to 8 Flats (C3) 7 x 1 bed and 1x2 bed units with associated parking, cycle and bin storage

**Planning and Highways Committee meeting**  
**Schedule of planning applications**  
**15 July 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	<a href="#">19/01420/FUL</a>	Ridgeway Audi, Faraday Road, Newbury for Marshall Motor Group Ltd	Refurbishment of existing showroom through the revision and reconfiguration of ground and first floor accommodation, along with the rationalisation of the elevations. Proposals also include new external lighting.
2	Clay Hill	<a href="#">19/01430/FULEXT</a>	Land at Hutton Close, Newbury for David Wilson Homes	Section 73: Variation of Condition 2 (Plans) of previously approved application (17/01348/FULEXT): Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated and infrastructure.
3	Clay Hill	<a href="#">19/01638/LBC2</a>	47 Shaw Road, Newbury for Hannah Gutteridge	Remove slates, replace any damaged batons, replace existing damaged slates, put back slates in good condition. Works to entire roof.
4	Clay Hill	<a href="#">19/01641/HOUSE</a>	2 Hop Gardens, Kiln Road, Newbury for Miss P Brown	Proposed single storey front extension and internal alterations.
5	Clay Hill	<a href="#">19/01553/HOUSE</a>	32 Regnum Drive, Newbury for Mr Broom-Edwards	Extension and alterations including loft conversion.
6	East fields	<a href="#">19/01585/FUL</a>	Unit 9, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Holdings Ltd	Creation of an additional 25 car parking spaces.

7	East fields	<a href="#">19/01589/FUL</a>	Hilary House, St Johns Road, Newbury for Sovereign Housing Association	Replacement existing upvc windows with more efficient UPVC windows.
8	East Fields	<a href="#">19/01672/FUL</a>	Waterside Youth and Community Centre, Waldegrave Place, Northbrook Street, Newbury for Berkshire Youth	Refurbishment, partial demolition and extension of existing Community Youth Centre to modernise and enhance the facilities together with hard landscaping, boundary treatment and external lighting.
9	East Fields	<a href="#">19/01604/FULD</a>	Unit 9, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Split the unit into two separate units, rear extension to provide dock loading bay and complete change to the front and side elevations including external paving.
10	East Fields	<a href="#">19/01708/HOUSE</a>	83 Kings Road, Newbury for Mr & Mrs Page	First Floor side extension.
11	Speenhamland	<a href="#">19/01557/FUL</a>	Angel Court, Pelican Lane, Newbury, for Sovereign Housing Association	Replace the existing stained timber with single glazed windows with upvc side opening casement double glazed units in brown wood effect to match existing colour.
12	Wash Common	<a href="#">19/01531/HOUSE</a>	10 Holborne Close, Newbury for Richard Wyatt	Proposed side extension. Render part of existing property. Proposed new detached garage with enlarged parking and new retaining wall.
13	Wash Common	<a href="#">19/01384/FUL</a>	Newbury Athletics, Fifth Road, Newbury for St Bartholomew School	Section 73: Variation of Condition 13 (Hours of Use) of previously approved application (18/ 03144/FUL): Demolition of the pavilion and erection of a single storey replacement pavilion and new parking area.
14	Wash Common	<a href="#">19/01499/HOUSE</a>	9 Henshaw Crescent, Newbury for Mr & Mrs Cantwell	Proposed rear extension.
15	Wash Common	<a href="#">19/01507/FULD</a>	40 Fifth Road, Newbury for Mrs Kang	Convert existing dwelling into 2 dwelling houses, including demolition of attached garage/store and erection of 2 storey side extension.
16	Wash Common	<a href="#">19/01704/HOUSE</a>	9 Holborne Close, Newbury for Mr & Mrs Holland	Formation of habitable room in roof space with 3no front dormers and raised ridge line.

17	Wash Common	<a href="#">19/01705/HOUSE</a>	13 Garford Crescent, Newbury for Mr Sleep & Miss Hamblin	Two storey side extension.
18	West fields	<a href="#">19/01560/FUL</a>	1-8 Maidenhead House, Bartholomew Street, Newbury for Sovereign Housing Association	Replace existing timber windows with white timber window of the same fenestration and design.
19	West Fields	<a href="#">19/01435/LBC2</a>	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	New signage to rear elevation.
20	West Fields	<a href="#">19/01436/ADV</a>	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	New signage to rear elevation.
21	West Fields	<a href="#">19/01625/FUL</a>	73 London Road, Newbury for Mr D Rai	Change of use from HMO to 4 self-contained flats with side extension. Internal remodelling, replacement of windows, facia and soffits, doors to lower ground floor, new entrance door, steps, demolition and replacement of side storey with extension, raised roof line, provision of bin storage and widened access to front garden.
22	West Fields	<a href="#">19/01462/FUL</a>	19 Cheap Street, Newbury for Empire Café (Newbury) Ltd	Change of use for temporary period of 36 months from meeting / function room to meeting room / office use (B1) at the rear of Empire Café (Mayors Lane)

### 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	East Fields	<a href="#">19/01554/PASSHE</a>	15 Chesterfield Road, Newbury for Frances Fernandes	Single storey rear extension 5.8m beyond the rear wall x 2.9m Maximum height x 2.8m height at eaves



**Planning and Highways Committee Meeting  
15 July 2019**

**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>
19/00938/FULD	Ullathorne, Kendrick Road, Newbury for Steve Bernard	Erection of a new two storey detached dwelling house.	No objection
<b>WBC final decision – Refused</b>			

**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
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

Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO
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>