

21 March 2017

**To:** The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O’Keeffe; Margo Payne; Kuldip Singh Kang; Andrew Steel.

**Substitutes:** Lynne Doherty; David Fish; Sarah Greenall; Tony Stretton; Julian Swift-Hook; Martha Vickers.

**Also:** All Members of the Town Council for information.

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 27 March 2017 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

**Hugh Peacocke**  
Chief Executive Officer

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THE PLANS WILL BE AVAILABLE FOR COUNCIL MEMBERS TO VIEW FROM 6.30 PM  
(MEMBERS OF THE PUBLIC CAN VIEW THE PLANS FROM 7.00 PM)

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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*  
**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 6 March 2017 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**  
*Chairperson*
- 5. Members’ Questions and Petitions**  
*Chairperson*

Town Hall, Market Place, Newbury, RG14 5AA

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**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. Rescission of previous resolution made on 5 December 2016. (Appendix 5)**

*Chairperson*

**To Resolve** to rescind the previous resolution for the Town Council to stop sending its own letters to surrounding residents advising of upcoming applications to be considered by the Planning and highways Committee.

(The Planning and Highways Committee meeting on 6 March expressed concerns at the very substantial drop in public engagement which appears to have happened since this process was introduced and unanimously agreed that the Town Council should resume issuing its own letters, as before, along with the West Berks letter.

In order to give effect to the wishes of the Committee, in accordance with Standing Orders 6.8 and 21, we the undersigned Members of the Planning and Highways Committee hereby give written notice of our resolution, at our forthcoming meeting on 27 March 2017, to rescind the Committee's above mentioned decision in this matter of 5 December 2016.

Signed by Councillors Adrian Edwards, David Goff, Anthony Pick, Elizabeth O'Keeffe, Kuldip Singh Kang, Jeff Beck, Joan Day and Margo Payne)

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

*Chairperson*

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

**11. Newbury Town Plan**

*Chairperson*

**To Update** the Committee on the progress of the Newbury Town Plan.

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

*Chairperson*

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

**13. Urgency arrangements for Planning and Highways Committee**

*Chairperson*

**To Consider** recommending to Full council to amend Standing Orders as follows:

In order to respond to any planning or licensing application received for consultation which requires a response outside of the normal Planning and Highways Committee meeting cycle:

The CEO may, having consulted the ward members in which any application is proposed, and with the approval of the Chairman, respond to any planning application received for consultation which requires a response outside of the Planning and Highways Committee meeting cycle.

**14. Sealing of Contract for Repairs to Victoria Park between Newbury Town Council and Pangbourne Plant Hire Ltd. (Appendix 6)**

*Chairperson*

**To authorise** the affixing of the Town Council seal to the JCT Minor Works Contract with Pangbourne Plant Hire Ltd for the repairs to Park Way pavement, Victoria Park wall, fencing and internal pathways at Victoria Park.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
MONDAY 06 MARCH 2017 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Lynne Doherty; Adrian Edwards; Dave Goff; Sarah Greenall (named substitute); Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang.

**In Attendance**

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

**156. APOLOGIES**

Councillors Jo Day; Miles Evans; John Gardner; Margo Payne; Andrew Steel.

**157. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, Adrian Edwards, David Goff and Anthony Pick 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 also made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees and Lynne Doherty who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we 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 we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following application, Councillor Adrian Edwards & Lynne Doherty declared that they had a prejudicial interest and took no part in the vote: **17/00158/COMIND**

In considering the following application, Councillor Lynne Doherty declared that she had a prejudicial interest and took no part in the vote: **17/00279/FUL**

In considering the following application, Councillor Jeff Beck abstained: **17/00393/ADV**

In considering the following application, Councillor Elizabeth O'Keeffe & Kuldip Singh Kang, declared that she had personal interest: **17/00079/FULMAJ & 17/00419/HOUSE**

In considering the following application, Councillor Anthony pick declared that he had been lobbied: **16/03438/HOUSE**

In considering Agenda item 9, (Licencing Applications), Councillor Jeff Beck declared that he is a Member of the West Berkshire Council Licensing Committee

**158. MINUTES**

**PROPOSED:** Councillor Jeff Beck  
**SECONDED:** Councillor Elizabeth O'Keeffe

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 13 February 2017, be approved and signed by the Chairperson.

**159. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**160. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**161. SCHEDULE OF PLANNING APPLICATIONS**

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

Councillor Jeff Beck abstained on the vote in relation to case no. 30, ref. no. 17/00393/ADV, advertising sign at the Co-op store at 75, Brummell Road.

**162. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**163. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence New 17/00259/LQN – 17-18 Market Street, Newbury**

Applicant: Mr Ali Abdurahman Hasan

No objection

**164. TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION NO: 16/02203/LBC2 FOR 24 NORTHBROOK, NEWBURY FOR THE  
REMOVAL AND INSTALLATION OF EXTERNAL SIGNAGE**

It was agreed that this Council write to the Planning Inspectorate to support the refusal by West Berkshire Council, on the grounds that the proposed fascia and projecting sign would be out of keeping with the character of the Conservation Area, and inappropriate for the jettied Tudor timber-framed house which belonged to John Winchcombe II and is Grade II Star listed.

**165. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

Application 3 – 5 Porchester Road, Newbury was considered and passed at the last Western Area Planning Committee Meeting.

**166. TOWN DESIGN STATEMENT**

A total of 37 responses were received from members of the public, plus a detailed response from West Berkshire Council. This information will go to the next Working Group meeting to be held on 8<sup>th</sup> March 2017 for recommendations to be made at either the next P & H committee meeting or the one after.

Members of the Committee thanked Councillor Adrian Edwards for taking this project forward and the CEO and Corporate Services Office Tony Hiller for the work they have put in.

**167. NEWBURY TOWN PLAN**

The draft minutes of the Steering Group meeting held on 15 February were received and noted by the Committee.

**168. SANDLEFORD PARK WORKING GROUP – UPDATE**

There was nothing to discuss at this moment in time.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.49 PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING**  
**23 JANUARY 2017**  
**SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Support/comment: The Kennet Community Radio Station has the support of the Town Council	<a href="#">17/00079/FULMAJ</a>	31 Turnpike Road, Newbury for Julian Swift-Hook	Installation of FM (Brand II) broadcast radio antenna bracket, transmitter and ancillary equipment radio station
2	No objection	<a href="#">17/00357/HOUSE</a>	22 Regnum Drive, Shaw, Newbury for Mr & Mrs P Evans	Extensions lounge
3	No objection/comment: The proposed buildings will be an improvement on those they will replace	<a href="#">17/00297/HOUSE</a>	66 Kiln Road, Newbury for Robert Sheppard	Replace existing timber shed and lean-to greenhouse with purpose made brick shed/greenhouse
4	No objection	<a href="#">17/00425/HOUSE</a>	16 Hopwood Close, Newbury for Mr Ahmed Bhatti & Mrs Sadia Ahmad	Single and two-storey extensions
5	No objection	<a href="#">17/00387/FUL</a>	29 Glendale Avenue, Newbury for Mr & Mrs T & M Strange	Change of use of garage from C3 to D2 use as a personal training gym business use for one to one personal training sessions. Current 2 no. off road parking at the property, one of which can be used by the clients if they arrived by car
6	No objection	<a href="#">17/00201/FUL</a>	Hillview, Wash Water, Newbury for Richard Tovey	Erection of 1.8 m high sound insulation and security fence and gate
7	No objection	<a href="#">17/00272/HOUSE</a>	36 Donnington Square, Newbury for Mr & Mrs Skinner	2 no new 'conservation' style roof lights to single-storey pitched roof
8	No objection	<a href="#">17/00275/HOUSE</a>	33 Russell Road Newbury for Mr & Mrs Driscoll	Proposed detached garage
9	No objection	<a href="#">17/00279/FUL</a>	The Winchcombe School, Maple Crescent, Newbury for West Berkshire Council	Regulation 3: extend the existing school building to accommodate an additional single classroom of similar scale and scope of the adjacent classrooms
10	No objection	<a href="#">17/00234/HOUSE</a>	91 Craven Road, Newbury for Andy Powell	Erection of single story rear extension to dwelling an extended porch roof to cover bay window at front
11	No objection/comment: The proposed electric wrought iron gate will be in keeping with the gates of neighbouring properties	<a href="#">17/00260/HOUSE</a>	3 Donnington Square, Newbury for Mr & Mrs Hedger	Proposed new vehicular access and off-road parking. New front gate and metal railing fence.
12	No objection	<a href="#">17/00319/HOUSE</a>	1 Old College Road, Newbury for Ms Helen Newport	Installation of 2 oriel windows in gable dwelling
13	No objection	<a href="#">16/03586/FUL</a>	McDonald's Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Reconfiguration of the drive-through lane car park. Alterations to the existing elevations including constructing extensions totalling 54.9 sqm.

14	No objection	<a href="#">16/03590/ADV</a>	McDonald's Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Reconfiguration of existing signage suite to accommodate the new drive-through layout with additional signs. New suite to comprise 9 x freestanding signs, 2 x banner signs and 1 x side-by-side directional sign
15	No comment	<a href="#">17/00323/HOUSE</a>	6 Rupert Road, Newbury for Molly Line	Two-storey extension to side of existing house and demolition of existing single-storey extension
16	No comment	<a href="#">17/00176/HOUSE</a>	3 Highfield Road, Newbury for Peter Gower	Roof small kitchen extension and conservatory to the rear and build new single-storey extension for large kitchen/dining room with single porch roof and the velux windows
17	No objection	<a href="#">17/00419/HOUSE</a>	79 Newtown Road, Newbury for Mr & Mrs John Gardner	Proposed first-floor extension with the revision of previous application ref: 00/01492/HOUSE for which work was started within prescribed period. To reduce scale of first-floor design, change external material and design brief to allow solar panels on south facing roof slope
18	No comment	<a href="#">17/00460/HOUSE</a>	13 Highfield Road, Newbury for Mr & Mrs Kenyon	Two story side extension with single-storey rear extension
19	No objection/comment: 1) The 17th or 18th century roof or other detailing of the existing building should be conserved. 2) The new workshop planned for the development should be reserved for the personal use of the residents.	<a href="#">17/00138/HOUSE</a>	112 Shaw Road, Newbury for Sami Gabriel	Demolition of extensions to the rear of the property and erection of new two-storey extension. Demolition of existing Nissen workshop and replacement with single-storey workshop
20	No objection/comment: 1) The 17th or 18th century roof or other detailing of the existing building should be conserved. 2) The new workshop planned for the development should be reserved for the personal use of the residents.	<a href="#">17/00139/LBC2</a>	112 Shaw Road, Newbury for Sami Gabriel	Demolition of extensions to the rear of the property and erection of new two-storey extension. Demolition of existing Nissen workshop and replacement with single-storey workshop
21	No objection	<a href="#">17/00245/FUL</a>	42 Northbrook Street, Newbury for Mr G K Alexander	The provision of two externally mounted air conditioning units
22	No objection	<a href="#">17/00246/LBC2</a>	42 Northbrook Street, Newbury for Mr G K Alexander	The provision of two externally mounted air conditioning units
23	We are unable to comment on this application as it relates to the Town Council's property	<a href="#">17/00268/ADV</a>	Newbury Town Council, The Old Town Hall, Market Place, Newbury for Newbury Town Council	Sign #1: collection of 300mm x 400mm blue 'Visitor Information' sign and Sign #2: collection of 300mm x 200mm 'Solstice Well-Being Centre' sign



24	We are unable to comment on this application as it relates to the Town Council's property	<a href="#">17/00267/LBC2</a>	Newbury Town Council, The Old Town Hall, Market Place, Newbury for Newbury Town Council	Sign #1: 300mm x 400mm blue 'Visitor Information' sign and Sign #2: 300mm x 200mm 'Solstice Well-Being Centre' sign
25	Conservative members of the Committee had to withdraw from this application because it relates to the Headquarters of Newbury Conservative Party. This left the Committee inquorate to consider it	<a href="#">17/00244/LBC2</a>	6 Cheap Street, Newbury for West Berkshire Conservation Association	Change of use of existing building into office use 3 no. 2 bed apartments and 1 no. 1 bed apartment with associated shared amenity space
26	Objection/comment: 1) We do not agree with the proposal to employ sacks to collect domestic waste. No location has been assigned to them, they are liable to spill and be attacked by vermin. The flats should be provided with a refuse and recycling store in accordance with normal practice. 2) We do not agree with the concession that there should be racks for only 6 cycles. 8 cycle racks should be provided as originally requested	<a href="#">17/00204/FULD</a>	11-13 The Broadway, Newbury Boldhurst Properties Ltd	Section 73: Application for removal of condition 5: cycle storage and 6: Refuse/Recycling Store, of approved application <a href="#">14/03276/FULD</a> - Change of Use 1 <sup>st</sup> and 2 <sup>nd</sup> floors from office use to residential as 4 flats. No external change
27	No objection	<a href="#">17/00468/HOUSE</a>	72 York Road, Newbury for Mrs N Stevens	conservatory
28	No objection	<a href="#">16/03611/HOUSE</a>	49 Doveton Way, Newbury for Mr & Mrs Preston	Single-storey extension to create entrance porch
29	No objection/comment. Our previous comments on this application dated 9/12/2016 remain valid, with the following addition. The proposed bicycle store should be secured and covered.	<a href="#">16/03043/FULEXT</a>	St Mary Surgery, St Mary Road, Newbury for Feltham Properties	Application for the demolition of the existing building and erection of 14 flats on the site of the former St Mary's Doctor's Surgery with associated landscaping, parking, cycle storage and other associated works Amendments: revised design of building, to reduce high and number of flats to 14 number. Provides flood risk assessment and new delete viability appraisal to justify off-site payment for affordable housing
30	Objection/comment: The proposed totem sign would be intrusive and interfere with the amenity of neighbouring houses. It is also unnecessary and inappropriate for a local convenience store, as local residents know where the store is	<a href="#">17/00393/ADV</a>	75 Brummell Road, Newbury for The Southern Co-Operative Ltd	Installation of a totem advertising site

31	Support/comment: The school will provide a much needed two form entry primary school for local residents. The design is in line with modern requirements and the landscaping is good. Access from the A339 and by pedestrians from Monks Lane will avoid the problems which other schools encounter of parking by parents in nearby roads	<a href="#">17/00158/COMIND</a>	Land South of Newbury College, Monks Lane, Newbury, for West Berkshire Council	Construction of a new 1 F E single-storey primary school south of existing Newbury College, with associated soft and hard landscape. Construction of a temporary access to the school from the Newbury College site and new permanent access from the A3392 served allocated strategic housing site and form the permanent access to the school
32	No objection	<a href="#">17/00145/HOUSE</a>	4 Pyle Hill, Newbury for Paul Hutchins	Single-storey rear extension and modifications to front elevation to incorporate bicycle store
33	Objection/comment: The planned number of houses on this site, approved when the Housing Site Allocation was approved, was always 65. 71 houses would therefore be an overdevelopment	<a href="#">17/00223/FULEXT</a>	Land on North Side of Pyle Hill, Newbury for David Wilson homes	Erection of 71 dwellings with provision of internal access roads and associated car parking, pedestrian access and landscaping
34	Objection/comment: 1) Tydehams possesses a unique character which should be preserved. Upcot was one of the first houses to be built, as part of a group of 12 constructed between 1923 and 1928. 2) Upcot also contributes towards the unique character of Andover Road as a key gateway to the town, as outlined in policy ADPP2 of the Core Strategy. In both respects, this application would contravene the Newbury Town Design Statement. 3) We agree with the objection by the Highways Officer, that the exit of additional vehicles onto Andover Road would be unsafe. 4) The area is zoned for residential use, not for a commercial development as this application proposes. 5) The scale and density of the buildings on the site would be an overdevelopment. 6) We question whether a residential care home on the site would be large enough to be economically viable	<a href="#">16/03562/OUTD</a>	Upcot, Tydehams, Newbury for Brian Willis	Renewal of Application no 01/00254. Demolition of existing dwelling house, redevelopment with residential care home – matters to be considered access, layout and scale.

## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No comment	<a href="#">17/00298/PASSHA</a>	14 Valley Road, Newbury for Simon McTurk	Replace existing conservatory with larger construction 3.380 from rear wall x 3.025m maximum height x 3.025m at eaves.
2	Objection/comment: We oppose the conversion of modern office accommodation to residential use. Buildings assigned for commercial use should be retained in order to support the attractiveness of Newbury as a commercial area and source of employment.	<a href="#">17/00194/PACOU</a>	Centrix House, 5 Oxford Road, Newbury for Thames Properties Ltd	Application to determine if prior approval is required for conversion of existing office building to 15 residential flats
3	No comment	<a href="#">17/00203/PASSHE</a>	28 York Road, Newbury for Mr & Mrs Patton	Single story rear extension: 3.75m from rear wall, 3.61m max height and 2.32m eaves height

## PLANNING AND HIGHWAYS COMMITTEE MEETING

27 MARCH 2017

## SCHEDULE OF PLANNING APPLICATIONS

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="#">17/00555/CERTP</a>	19 Gaywood Drive, Newbury for Jacqueline Brown	Proposal to erect lean-to on the left side of the property covering an existing pathway with a closed wooden side, part board front and a frontier rear with plastic sheeting roof. The boundary wall to be of fire resistant material
2	CLAY HILL	<a href="#">17/00495/HOUSE</a>	16 Cromwell Road, Newbury for Lewis Preston and Nicola Cameron	single-storey rear extension with internal modifications
3	CLAY HILL	<a href="#">17/00084/ADV</a>	One-stop, 3 Regnum Drive, Shaw, Newbury for One-Stop Stores Ltd	1 x fashion sign, 3 x window graphics and 1 x ATM clip frame
4	CLAY HILL	<a href="#">17/00499/HOUSE</a>	39 Cromwell Road, Newbury for Mr & Mrs Griffiths	Proposed two-storey rear and side extensions including internal alterations
5	CLAY HILL	<a href="#">17/00637/HOUSE</a>	59 Fir Tree Lane, Newbury for Ms Laura Hart	Directional two story rear extension
6	FALKLAND	<a href="#">17/00569/FUL</a>	Hill View, Wash Water, Newbury for Mr & Mrs R D Tovey	Change of use of part of agricultural land, side two-storey extension and side first-floor extension over existing garage
7	FALKLAND	<a href="#">17/00407/HOUSE</a>	20 Bartlemy Close, Newbury for Mr & Mrs Worrall	Existing gravel surface of driveway to be replaced by paved surface. Trench will be created at the two entrance points, which connect the newly created soakaway under the driveway
8	FALKLAND	<a href="#">17/00501/HOUSE</a>	42 Barn Crescent, Newbury for Mr & Mrs R Sanderson	Single-storey extension to rear with internal alterations
9	FALKLAND	<a href="#">17/00652/HOUSE</a>	38 Elizabeth Avenue, Newbury for Emma Newman	Demolition of existing single-storey rear extension, erection of new double story rear extension
10	FALKLAND	<a href="#">17/00641/HOUSE</a>	14 Woodside, Newbury for Mr & Mrs Douglas	Two-storey extension
11	NORTHCROFT	<a href="#">17/00543/HOUSE</a>	31 Russell Road, Newbury for Mr & Mrs Larking	Rear ground floor extension and detached garage
12	NORTHCROFT	<a href="#">17/00524/HOUSE</a>	38 Rectory close, Newbury for Mr & Mrs A Hayton	Two story rear extension for large kitchen dining and utility room with a large bedroom with en-suite
13	PYLE HILL	<a href="#">17/00374/FUL</a>	Unit 10, Newbury Retail Park, Pinchington Lane, Newbury for TJX UK	Installation of plant equipment, consisting of 14 x condenser units and one times air handling unit (and associated ductwork and pipework), enclosed within a 2 m high palisade fence
14	ST JOHNS	<a href="#">17/00580/HOUSE</a>	65 Old Newtown Road, Newbury for Mr & Mrs Hoare	Two story side and single storey rear extension

15	ST JOHNS	<a href="#">17/00551/HOUSE</a>	13 Howard Road, Newbury for Miss Meadmore	Rear conservatory
16	ST JOHNS	<a href="#">17/00564/HOUSE</a>	11 Chesterfield Road, Newbury for Thomas Goodenough	Erection of detached single story outbuilding to rear of property
17	VICTORIA	<a href="#">17/00505/HOUSE</a>	94 Kings Road, Newbury for Mr & Mrs J Cole	Proposed single story rear extension, loft space conversion and internal alterations
18	VICTORIA	<a href="#">17/00525/HOUSE</a>	73 London Road, Newbury for Mr Graham	Change of use from house of multiple occupancy 24 self-contained flats. Internal remodelling, replacement windows, fascia and soffits, patio doors to lower ground floor, new entrance doors, steps, windows, raised roof line and parapet to single-storey element, provision of bin storage area to front garden and widened access to front garden
19	VICTORIA	<a href="#">17/00679/ADV</a>	Sainsbury's, Hector's way, Newbury for Sainsbury's	Display of advertisements associated with rebranding of Sainsbury's pharmacy to Lloyds pharmacy, comprising: the replacement of illuminated and non-illuminated panels on four existing totem signs; one illuminated fascia signs and two panel signs
20	VICTORIA	<a href="#">17/00625/FUL</a>	Ladbrokes, 4 Market Place, Newbury for Corn Exchange Trust	Change of use from A2 to D2
21	VICTORIA	<a href="#">17/00484/FUL</a>	Car Park Land BST Fitness, Parkway, Newbury for Premier Inn	Application for external lighting of new hotel elevation
22	VICTORIA	<a href="#">17/00609/LBC2</a>	55 Northbrook Street, Newbury for Strutt and Parker LLP	Installation of fibre optic broadband cabling
23	VICTORIA	<a href="#">17/00594/ADV</a>	9 Market Place, Newbury for One-Stop Stores	2 x fascia signs, 5 x window graphics, 4 x poster frames
24	VICTORIA	<a href="#">17/00517/OUTD</a>	108 Bartholomew Street and Land To The Rear of Newbury for Rissance Ltd	Outline application for the development of residential apartments. Matters to be considered: Access; Appearance; Layout; Scale.
25	VICTORIA	<a href="#">17/00486/FUL</a>	The Kiosk, Victoria Park, Parkway, Newbury for Newbury Town Council	Section 73: variation of condition 2, approved plans, and removal of condition 19, BREEEAM, of previously approved application <a href="#">14/01791/FUL</a> : Development of a new community to replace outdated facilities and provide a new with indoor/outdoor seating areas, catering facilities, public toilets, office space and storage for park/boating lake.

## 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	NORTHCROFT	<a href="#">17/00589/PASSHE</a>	30 St George's Avenue, Newbury for Ian Black	Single-storey flat roof extension (to include roof light): 4.5m from rear wall, 3.3m max height and 3m eaves height

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
27 MARCH 2017  
SCHEDULE OF PLANNING DECISIONS & RECOMMENDATIONS MADE BY WEST BERKSHIRE  
COUNCIL (WBC)**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">16/03574/ADV</a>	85 Bartholomew Street, Newbury for Caprinos Pizza	Fascia and hanging sign.	No objection
<b>WBC final decision – Refused</b>			
<a href="#">16/03437/FUL</a>	The Flat, The Nags Head, 91 Bartholomew Street, Newbury for Nicholas Roffe	To replace the existing unapproved fenestration with fenestration to match those approved by your conservation officer, but using a different material.	Objection/comment: We support the continued insistence by the Conservation Officer that traditional materials should be used for the windows of this building in the Conservation Area, in accordance with the previous appeal decision.
<b>WBC final decision – Refused</b>			
<a href="#">16/02903/LBC2</a>	Mill Waters Cottage at, Newbury Manor Hotel, London Road, Newbury for Newbury Manor Hotel	Extension of hotel cottage to create hotel restaurant with outdoor seating terrace.	Objection/comment 1. The site lies two metres from the boundary of neighbouring houses in Two Rivers Way and about 12 metres from the nearest of those houses. The proposed restaurant is likely to invade the privacy of the neighbours through its proximity, cooking odours, light pollution, and the noises of deliveries, dining (especially the external seats), and refuse collection. These effects on neighbours have not been properly considered in the application. 2. The capacity of the proposed restaurant, 220 internal and 100 external seats, will include many non-residents visiting by car. The hotel's parking capacity of 72 cars is evidently inadequate for this restaurant capacity in addition to the 47 hotel rooms and the hotel and restaurant staff. Parking outside the hotel premises is inappropriate, and the suggestion in the transport statement that many restaurant visitors will not come by car is fanciful. 3. The area is at risk of flooding and this proposal will increase that risk.
<b>Notification received from WBC – WITHDRAWN by applicant</b>			

To: The Chief Executive Officer, Newbury Town Council

Written notice of Special Resolution for the Planning and Highways Committee meeting on 27 March 2017.

**Rescission of previous resolution made on 5 December 2016.**


At the meeting of the Planning and Highways Committee on 5 December 2016 the Committee considered efficiency proposals to merge Newbury Town Council's planning letter to residents and applicants for planning permission with West Berkshire Council's planning letter. The Committee resolved at that meeting that the Council trial this proposal for six months and then review its operation, having regard to public participation at Committee meetings.

This proposal came into effect in 2017 and has been in place for the Committee meetings held on 4 January, 23 January, 13 February and 6 March 2017.

The Planning and Highways Committee has always enjoyed a high level of public engagement, which is a unique feature of the meetings and which the Committee feels provides a very valuable service to the people of Newbury and the adjoining parishes. Since the new arrangements came into effect, there was no public attendance or engagement at the first 3 meetings in 2017 and only 4 for the last meeting, where there were 37 applications. The very low attendance levels were despite the efforts of the CEO and Corporate Services to encourage attendance and engagement through the Town Council's website, social media and the Town Hall notice board.

The Planning and Highways Committee meeting on 6 March expressed concerns at the very substantial drop in public engagement and unanimously agreed that the Town Council should resume issuing its own letters, as before, along with the West Berks letter.

In order to give effect to the wishes of the Committee, in accordance with Standing Orders 6.8 and 21, we the undersigned Members of the Planning and Highways Committee hereby give written notice of our resolution, at our forthcoming meeting on 27 March 2017, to rescind the Committee's above mentioned decision in this matter of 5 December 2016.

1. Signed:  ABRIAN EDWARDS
2. Signed: David Goff DAVID GOFF
3. Signed: A. Cull ANTHONY PICK
4. Signed: E O'Keefe Elizabeth O'Keefe
5. Signed: J. Singh KULWIP SINGH KANS
6. Signed: Jeffrey George Beck JEFFREY GEORGE BECK
7. Signed: J. Day JOAN DAY
8. Signed: M. Payne MARGARET PAYNE



## Newbury Town Council

### Public Report

#### Report to Planning and Highways, 27 March 2017

#### **Agenda Item No 14: Victoria Park, Park Way Pavement and Victoria Park Wall, Fencing and Internal Pathways Repairs**

**14.1 To consider** Officers the recommendation to seal the contract to Pangbourne Plant Hire Ltd for the repairs to Park Way pavement, Victoria Park wall, fencing and internal pathways.

**14.2 To approve** the sealing of the contract to Pangbourne Plant Hire Ltd in accordance with Officers recommendation.

#### **Background**

Victoria Park is currently undergoing extensive repairs/refurbishment. The final programme of Works is to repair the wall, fencing and internal pathways. Tenders were submitted for the repairs and two contractors were shortlisted for further consideration. Following these discussions the panel agreed that Pangbourne Plant Hire Ltd were successful in their bid, through fully meeting the criteria set for the repair work and offering best value for money.

#### **Objective**

To return the Park to its original condition prior to the dewatering dispute.

#### **Financial**

The total costs of the tendered Works is £163,000, with consideration being given to additional minor Works over and above the contract, subject to available funds. The removal and repairs to the wrought iron fencing will be carried out by a subcontractor to Pangbourne Plant Hire, namely Peter Neale Blacksmiths, accounting for £50,000 of the total cost of the Works.

#### **Consultation:**

Officers consulted with West Berkshire District Council to ascertain the best and most economical solution to carrying out the repairs to the wall and Park Way pavement. A civil engineer was invited to advise on the method of repair to the wall provide design drawings. A topographical survey was undertaken to ascertain ground integrity and stability to assist in the scope for the design.

#### **Other information**

The proposed Works will ensure the Park is returned to its former glory and enjoyed by all who visit the Park. The Contractors tendered were recommended by West Berkshire District Council. Pangbourne Plant Hire is a well-established operation, have a sound history with the necessary skills required to meet the requirement, have fully met the criteria set and offered excellent value for money.

#### **Recommendation**

Officers recommend sealing the contract with Pangbourne Plant Hire.

Granville Taylor  
20 March 2017