

11 April 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 **Wednesday 19 April 2017 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

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)

- 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 27 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. Appeal Decisions (Appendix 5)

Chairperson

To receive and comment as necessary on the appeal decisions listed at the attached schedule.

10. Naming and numbering of the development 45 Greenham Road, Newbury

Chairperson

To consider the name proposed.

Developers have given the following reason for wanting to name the development at 45 Greenham Road which at present is an HMO: there have been 3 new houses built next to this property and there is no logical numbering sequence so a name shall have to be chosen.

The developer has given the following preferences:

The four choices and reasons are as follows.

- 1. Smiths Row- Family name inspired by Charles Albert Smith my grandfather who was a black smith and wheelwright for the Crown Estate, Windsor Great Park starting in 1920 until retirement in 1966 aged 75.*
- 2. Racecourse Row- proximity to Newbury Racecourse.*
- 3. Stroud Row - houses overlooking Stroud Green.*
- 4. Lynbrook Row - Taken from Lynbrook House also on the same site, 45 Greenham Road, Newbury, RG14 7HY.*

11. Naming of the development at the former Travis Perkins site off of Mill Lane.

Chairperson

To consider the proposed name.

Heathfield House.

West Berkshire District Council has suggested the above name due to its historic and geographical history. In 1906-7 Heathfield Terrace was situated just down the road.

12. Update from The Western Area Planning Committee

Chairperson

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

13. Newbury Town Plan

Chairperson

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

14. Review of the Town Design Statement (Appendix 6)

Chairperson

To Resolve: i) To adopt the review of the Newbury Town Design Statement
ii) To request West Berkshire District Council to adopt the review as a
‘material consideration’ in the determination of future planning
applications within the Town Council boundaries.

15. Sandeiford Park Working Group – Update

Chairperson

To receive an update on any relevant information.

16. 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 & Highways Committee meeting cycle:

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

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 27 MARCH 2017 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Miles Evans; John Gardner; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang.

In Attendance

Gillian Durrant, Finance and Corporate Services Manager.
Kym Tucker, Corporate Services Officer

At the outset of the meeting the Chairperson proposed and the Committee agreed, to observe a minute's silence in respect of the passing of West Berkshire Council Leader Councillor Roger Croft, and show condolences.

169. APOLOGIES

Councillors Dave Goff, Adrian Edwards.
Absent: Councillors Andrew Steel.

170. DECLARATIONS OF INTEREST

The Finance and Corporate Services Manager declared that Councillors Jeff Beck, Jeanette Clifford 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 Finance and Corporate Services Manager also made the following statement on behalf of Councillors Jeff Beck, and Anthony Pick who are Members of West Berkshire Council Planning Committees and Jeanette Clifford 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 Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/00495/HOUSE**

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/00407/HOUSE**

In considering the following application, Councillor Margo Payne declared that she had a personal interest and took no part in the vote: **17/00084/ADV**

In considering the following application, Councillors Jeff Beck, and Elizabeth O'Keeffe declared they had a prejudicial interest and took no part in the vote: **17/000625/FUL**

In considering the following application, Councillors Jo Day, John Gardner & Elizabeth O'Keeffe declared they had prejudicial interest and took not part in the vote:
17/00517/OUTD

171. MINUTES

PROPOSED: Councillor Elizabeth O’Keeffe

SECONDED: Councillor Kuldip Singh Kang

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 6 March 2017, be approved and signed by the Chairperson.

172. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

173. MEMBERS’ QUESTIONS AND PETITIONS

There were none.

174. SCHEDULE OF PLANNING APPLICATIONS

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

175. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

176. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

177. RESCISSION OF PREVIOUS RESOLUTION MADE ON 5 DECEMBER 2016.

The Committee noted the written resolution signed by eight members of the Committee calling for the rescission of the decision made on 5 December 2016. Following the fall in numbers of members of the public attending Planning & Highways Committee Meetings.

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Elizabeth O’Keeffe

RESOLVED: To rescind the previous resolution of the Town Council, made on the 5 December 2016, with immediate effect and that the Town Council return to sending its own letters to surrounding residents and applicants advising them of upcoming planning applications that will be considered by this committee.

178. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

The case considered was not within the parish of Newbury, it was in Cold Ash parish, and was an outline application.

179. NEWBURY TOWN PLAN

The Chairperson advised the committee that the steering group had now received comments from all but one working group; Tourism and Leisure. However, Tony Trigwell-Jones the artistic director of Arlington Arts has now agreed to chair this group.

The next meeting of the steering group will be on Tuesday 2nd May 2017 to consider the presentation to the Newbury Vision conference which takes place on 4 May.

180. SANDLEFORD PARK WORKING GROUP – UPDATE

There was no new information to update the committee at this time. There was a discussion about the delay in commencing building at Sandford, and how this had resulted in the development of 401 houses in North Newbury being granted planning permission on appeal. It was agreed that the Chairperson would speak to the CEO about the possibility of writing a letter to the developers and West Berkshire Council expressing the Town Council's concern over the delay in the commencement of the Sandford development.

181. URGENCY ARRANGEMENTS FOR PLANNING AND HIGHWAYS COMMITTEE

This item was deferred to next Planning & Highways Committee meeting on Wednesday 19 April 2017.

182. SEALING OF CONTRACT FOR REPAIRS TO VICTORIA PARK BETWEEN NEWBURY TOWN COUNCIL AND PANGBOURNE PLANT HIRE LTD

The committee commended the Community Services Manager, Granville Taylor on the sterling work that has been achieved so far refurbishing Victoria Park.

PROPOSED: Councillor Anthony Pick

SECONDED: Councillor Miles Evans

RESOLVED: That the council seal the Contract of Repairs to Victoria Park between Newbury Town Council and Pangbourne Plant Hire Ltd.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.56 PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
27 MARCH 2017**

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection/comment Members have no concerns on the principle of this development. However, we consider that the proposed materials would be out of keeping and would clash with the brickwork of the house.	17/00555/CERTP	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	No objection	17/00495/HOUSE	16 Cromwell Road, Newbury for Lewis Preston and Nicola Cameron	single-storey rear extension with internal modifications
3	Objection/comment Retrospective application. The type of lighting installed provides a glaring scattered illumination which significantly inconveniences the residents of 2 Regnum Drive and Glebe Fields. It should be replaced with a level and type of lighting acceptable to neighbours.	17/00084/ADV	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	No objection in principle/comment. However, members recommend that that the new side brick wall which is planned should include brick detailing or soldiering to make it less monotone.	17/00499/HOUSE	39 Cromwell Road, Newbury for Mr & Mrs Griffiths	Proposed two-storey rear and side extensions including internal alterations
5	Objection/comment The proposed extension is too large and would have an overdominant effect on 61 Fir Tree Lane and the houses in Cresswell Road.	17/00637/HOUSE	59 Fir Tree Lane, Newbury for Ms Laura Hart	Directional two story rear extension
6	No objection/comment However, the committee support the comments of the Highways Officer on provision of an enhanced visibility splay and on-site parking. That corner is a known danger spot.	17/00569/FUL	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	No objection	17/00407/HOUSE	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	No objection	17/00501/HOUSE	42 Barn Crescent, Newbury for Mr & Mrs R Sanderson	Single-storey extension to rear with internal alterations
9	No objection	17/00652/HOUSE	38 Elizabeth Avenue, Newbury for Emma Newman	Demolition of existing single-storey rear extension, erection of new double story rear extension
10	No objection	17/00641/HOUSE	14 Woodside, Newbury for Mr & Mrs Douglas	Two-storey extension
11	No objection/comment On the understanding that agreement is reached with the Highways Officer on parking arrangements.	17/00543/HOUSE	31 Russell Road, Newbury for Mr & Mrs Larking	Rear ground floor extension and detached garage
12	Objection/comment The proposed extension would be excessively large and inappropriate, and would overdominate the neighbours on either side.	17/00524/HOUSE	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	No objection	17/00374/FUL	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	No objection/comment The proposed extension will fit in well with the existing building	17/00580/HOUSE	65 Old Newtown Road, Newbury for Mr & Mrs Hoare	Two story side and single storey rear extension
15	No objection	17/00551/HOUSE	13 Howard Road, Newbury for Miss Meadmore	Rear conservatory
16	Objection/comment The proposed outbuilding would be excessively high at 3 metres, and its proposed use is not stated.	17/00564/HOUSE	11 Chesterfield Road, Newbury for Thomas Goodenough	Erection of detached single story outbuilding to rear of property
17	No objection/comment However, provision is not stated and must be made for the off-site loading and unloading of builders' materials.	17/00505/HOUSE	94 Kings Road, Newbury for Mr & Mrs J Cole	Proposed single story rear extension, loft space conversion and internal alterations
18	No objection/comment Members agree with the proposed upgrading of the building to modern conditions and suggest that the	17/00525/HOUSE	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,

	application should be approved notwithstanding its nonconformance with parking standards. A contribution to the Car Club should be requested.			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	No objection	17/00679/ADV	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	Support/comment The purpose of the application is evidently desirable. Members agree that a noise impact assessment should be carried out.	17/00625/FUL	Ladbrokes, 4 Market Place, Newbury for Corn Exchange Trust	Change of use from A2 to D2
21	No objection	17/00484/FUL	Car Park Land BST Fitness, Parkway, Newbury for Premier Inn	Application for external lighting of new hotel elevation
22	No objection	17/00609/LBC2	55 Northbrook Street, Newbury for Strutt and Parker LLP	Installation of fibre optic broadband cabling
23	No objection	17/00594/ADV	9 Market Place, Newbury for One-Stop Stores	2 x fascia signs, 5 x window graphics, 4 x poster frames
24	Objection/comment 1) Overdevelopment. The present application is for 7 flats, one more than proposed in the refused application 16/01414. 2) The flats would obstruct the view from Imperial Court and block light to it. 3) The proposed measures to prevent overlooking of the neighbours, by use of louvers, would be ineffective. 4) No amenity space is provided. 5) No parking spaces are provided to accord with present standards. The parking spaces provided for Imperial Court would be used improperly, and access via the Imperial Court car park would cause friction with its residents. 6) The proposed colour scheme is inappropriate and out of keeping with neighbouring properties.	17/00517/OUTD	108 Bartholomew Street and Land To The Rear of Newbury for Ressance Ltd	Outline application for the development of residential apartments. Matters to be considered: Access; Appearance; Layout; Scale.

	7) The provision for waste disposal will cause a nuisance to neighbouring properties.			
25	No comment, as this application is by Newbury Town Council.	17/00486/FUL	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 14/01791/FUL : 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.

APPENDIX 1

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Insufficient information is available for us to comment on this development.	17/00589/PASSHE	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
19 APRIL 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	17/00713/HOUSE	75 Skyllings, Newbury for Susana Lopes & Carlos Rocha	Two story side extension
2	CLAY HILL	17/00772/FULD	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling
3	CLAY HILL	17/00573/FUL	Ground Floor East and West, Rivergate House, Newbury Business Park, Newbury for Orchard Street Investment Management	Minor external alterations to entrance and consent to display 5 signs
4	CLAY HILL	17/00574/ADV	Ground Floor East and West, Rivergate House, Newbury Business Park, Newbury for Orchard Street Investment Management	Consent to display 5 signs
5	FALKLAND	17/00860/HOUSE	132 Andover Road, Newbury for Mr & Mrs Babb	Two storey front and rear extension with internal modifications
6	NORTHCROFT	17/00705/FULD	13 Rockingham Road, Newbury for Vokins Construction & Sons Limited	Replace a single detached residential dwelling and garage with two semi-detached townhouses with integral carports
7	NORTHCROFT	17/00655/HOUSE	32 Donnington Square, Newbury for Mr & Mrs Donato	Demolition of pre-fabricated garage, construction of new double carport and garden store. Reconstruction at front boundary wall adjacent to Donnington Square
8	PYLE HILL	17/00534/FUL	McDonalds Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Refurbishment of the restaurant to include alterations to the elevations with the construction of extensions totalling 54.8 sqm, replacement drive-thru booths to be installed and a store area within the existing corral. The minor configuration of parking bays and kerb lines including works to the site
9	ST JOHNS	17/00726/HOUSE	20 Three Acre Road, Newbury for Mr & Mrs Roberts-White	Proposed first floor side extension to form a new master bedroom
10	ST JOHNS	17/00861/HOUSE	16 Salcombe Road, Newbury for Lorraine Wilson	Single-storey rear extension
11	VICTORIA	17/00659/LBC2	1 Park Terrace, Newbury for Michael Davidson	Remove old cement render repair wall as needed to resolve current penetrating damp and re-render with lime render. Repaint with lime wash in present colour
12	VICTORIA	17/00728/LBC2	The Old Town Hall, Market Place, Newbury for Newbury Town Council	As part of a planned programme Blue Plaques to mark sites of interest for Newbury history, Newbury Town Council proposes to install a plaque (340mm times 220mm) to note that the Town Hall was built in 1876-81 and extended in 1909-10

13	VICTORIA	17/00485/FUL	Victoria Park, Park Way, Newbury for Newbury Town Council	1 x 6.06m (length) x 2.6m (high) x 2.4 4m (width) green (so as to blend in with its surroundings) shipping container installed inside an existing fenced area alongside the A339 adjacent to the pond in Victoria Park. The container will be used to securely store pedaloes, kayaks and chairs for recreational use for the community in the park. The container will be placed upon a base of 'MOT'. The area surrounding the container will be planted sympathetically
14	Adjacent Parish (VICTORIA)	17/00331/FULD	Bridge House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd	Removal of existing pyramid roof structures and construction of new flat roof containing 6 residential units of which 3x1 bed and 3x2 beds
15	Adjacent Parish (VICTORIA)	17/00333/FULD	Lock House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd	Removal of existing pyramid roof structures and construction of new flat roof containing 6 residential units (3x1 bed and 3x2 beds)
16	Adjacent Parish (VICTORIA)	17/00334/FULD	Leat House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 7 residential units (3x1 bed and 4x2 beds)
17	Adjacent Parish (VICTORIA)	17/00335/FULD	Weir House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 7 residential units (3x1 bed and 4x2 beds)
18	Adjacent Parish (VICTORIA)	17/00336/FULD	Mill House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 8 residential units of 2x1 bed, 3x2 bed and 3x3 beds

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	CLAY HILL	17/00648/PACOU	Lambourn, Nexus and Derby House, Newbury Business Park, London Road, Newbury For Stonegate Homes	Application for Prior Approval of conversion of Lambourn House Derby House Nexus House into 129 x1 bed flats
2	FALKLAND	17/00786/PASSHE	14 Valley Road, Newbury for Simon McTurk	Replace existing conservatory with larger conservatory: 3.38m from rear wall, 3m max height 3m eaves height
3	VICTORIA	17/00830/PACOU	25 Bartholomew Street, Newbury for Emarek Limited	Application to determine if Prior Approval is required for the Change of Use of upper floor offices (B1a) to form 13 no. apartments (C3)

**PLANNING AND HIGHWAYS COMMITTEE MEETING
19 April 2017**

**SCHEDULE OF PLANNING DECISIONS & RECOMMENDATIONS MADE BY WEST BERKSHIRE
COUNCIL (WBC)**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/03448/FULD	55 - 56 Cheap Street, (Units 55A-56A, 55/56B), Newbury for Mrs Erica McClenaghan	Convert first floor unit 55/56B to a 2 bedroom flat, top floor 55A to a 1 bedroom flat and 56A to a bedsit	<p>Objection/comments:</p> <ol style="list-style-type: none"> 1. The proposed new parking space will evidently obstruct access to the parking spaces already in use. 2. Vehicle egress from the site after 6p.m. will be obstructed by cars parked on the north side of the road directly opposite. 3. The kitchen door of the restaurant opens directly onto the car park. <p>Measures to protect the accommodation from food odours are required.</p> <ol style="list-style-type: none"> 4. The location of the bin store for the residential accommodation is not clear.
WBC final decision – Approved			
17/00555/CERTP	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	<p>Objection/comment</p> <p>Members have no concerns on the principle of this development. However, we consider that the proposed materials would be out of keeping and would clash with the brickwork of the house.</p>
WBC final decision – Refused			
17/00204/FULD	11 - 13 The Broadway, Newbury for Boldhurst Properties Ltd	<p>Section 73: Application for removal of Conditions 5: Cycle storage and 6: Refuse/Recycling Store of approved application 14/03276/FULD - Change of Use of 1st and 2nd floors from office use to residential as 4 flats. No external change.</p>	<p>Objection/comment:</p> <ol style="list-style-type: none"> 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.
WBC final decision – Approved			

16/03562/OUTD	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.	<p>Objection/comment:</p> <p>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.</p> <p>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.</p> <p>3) We agree with the objection by the Highways Officer, that the exit of additional vehicles onto Andover Road would be unsafe.</p> <p>4) The area is zoned for residential use, not for a commercial development as this application proposes.</p> <p>5) The scale and density of the buildings on the site would be an over development.</p> <p>6) We question whether a residential care home on the site would be large enough to be economically viable</p>
WBC final decision – Refused Outline			

16/02816/FULD	Island East Of, Greenham Mill, Newbury for David Lane	Proposed canal boat maintenance and repair yard, including metal workshop, timber workshop moorings, maintenance slipway, office, disabled wc's and living accommodation.	<p>Support/comment</p> <p>The proposed canal boat repair business will both provide employment and encourage visits to Newbury for leisure purposes. Given the archaeological potential for both industrial and Mesolithic remains, the request of the Archaeology Officer for an archaeological watching brief is supported.</p>
WBC final decision – Refused			

**PLANNING AND HIGHWAYS COMMITTEE MEETING
19 APRIL 2017
SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
14/02480/OUTMAJ	Land Adjacent To Hilltop Oxford Road Donnington Newbury CEG Lands Proms Ltd Mrs G E Mather And BLG Reads Trust Co Ltd	<p>Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m² local centre (Use Classes A1/A2/D1/D2 - no more than 200m² of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access.</p> <p><u>Amended proposal:</u> Summary of key changes to the Concept Masterplan and Parameter Plans, as described by the applicant: Re-location of the access point along Love Lane; Re-location of the attenuation ponds along the Love Lane boundary; Love Lane access road now to be used as bus link and school drop off; Provision of a bus gate at the southern drop off point to disable a public through route from Love Lane; Realignment of an internal road, setting-back of properties (minimum of 25m) and orientation of frontages to the east of the A339 to eliminate the need for acoustic fencing in this location. A landscape tree buffer strip is retained alongside the A339 to soften the development and filter views; Associated amendments to the residential blocks effected by previous bullet point; Provision of an area of 5m wide clear open space and 10m wide area of tree planting to the north of the residential areas on both the eastern and western part of the site; Relocating the bus stop closest to the local centre to expand the catchment for the bus stop. Okay</p>	<p>No objection/comment: contingent to satisfactory discussion regarding Flooding & Transport plans</p> <p>No change to previous comments of:</p> <p>No objection/comment: contingent to the satisfactory decision regarding flooding & transport plans.</p>
Planning Inspectorate's decision – The appeal is allowed (A copy of the notice will be available at the meeting)			