

01/12/2021.

**To:** Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman, and Tony Vickers

**Substitutes:** Councillors Martin Colston, Jon Gage, and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 06/12/2021 at 7:30 pm**. The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public.

Yours sincerely,

**Darius Zarazel**  
**Democratic Services Officer**

**1. Apologies**

*Democratic Services 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 1a and 1b)**

*Chairperson*

**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 15/11/2021 (already circulated) and Tuesday 30/11/2021.

**3.2 To receive** a report on actions from the previous meeting and any ongoing items.

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

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 03/12/2021.

**5. Members' Questions and Petitions**

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 03/12/2021.

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ townCouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Making Newbury a Town  
we can all be proud of.

- 6. Schedule of Planning Applications (Appendix 2)**  
*Chairperson*  
**To comment** on the planning applications listed at the attached schedule.
- 7. Presentation: Development Proposals for Land East of Newbury College**  
*Chairperson*  
**To receive** a presentation from Feltham Properties Ltd and the Greenham Trust on the Development proposals for the land east of Newbury College.
- 8. Presentation: Redevelopment Proposal of Newbury House, Andover Road**  
*Chairperson*  
**To receive** a presentation from Sovereign Housing on the proposed redevelopment of Newbury House, Andover Road.
- 9. Updates on Section 215 of the Town and Country Planning Acts (Appendix 3)**  
*Chairperson*  
**10.1 To receive** an update on any actions arising on the current list.  
**10.2 To resolve** to add any other lands which the Council considers are injurious to the amenity to the area.
- 10. Update on Newbury's Neighbourhood Development Plan**  
*Chairperson*  
**To receive** an update on Newbury's Neighbourhood Development Plan.
- 11. Update from the Heritage Working Group (Appendix 4)**  
*Chairperson*  
To receive an update from the Heritage Working Group.
- 12. Update from the Town Centre Working Group**  
*Chairperson*  
**To receive** an update from the Town Centre Working Group.
- 13. Update from the Sandleford Joint Working Group**  
*Chairperson*  
**To receive** an update on any relevant business from the Joint Working Group.
- 14. Update from The Western Area Planning Committee**  
*Chairperson*  
**To receive** an update on any relevant business from the Western Area Planning Committee.
- 15. Newbury Community Football Ground**  
*Chairperson*  
**To receive** an update.
- 16. Forward Work Programme for Planning & Highways Committee (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  
15/11/2021 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy-Chairperson); Phil Barnett; Jeff Beck; Jo Day; Billy Drummond; Roger Hunneman; David Marsh; Vaughan Miller; Andy Moore; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer

**97. Apologies**

Apologies received from Councillor Pam Lusby Taylor. Councillors Jeff Beck and Andy Moore have registered their apologies for being late to the meeting.

Councillors Phil Barnett and Billy Drummond left the meeting at 22:00.

**98. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, 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. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services 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 Andy Moore 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."

Councillor Roger Hunneman declared a general interest in item 6 of Appendix 6 and will not vote on the application.

Councillor Vaughan Miller declared a general interest on item 8 of Appendix 2 and will not vote on the application.

## 99. Minutes

**99.1 Proposed:** Councillor Phil Barnett

**Seconded:** Councillor Billy Drummond

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 25/10/2021, be approved, and signed by the Chairperson.

### 99.2 Officer's Report on Action from Previous Meeting:

- A) An update on Councillors Nigel Foot's motion about safe late-night travel as a licencing requirement under the 'Public Safety' licencing objective, was received and noted by the Committee.
- B) On Councillor Roger Hunneman and Chris Foster's members question about writing to the Secretary of State for Levelling Up, Housing and Communities to request that the Sandleford appeal decision be deferred until the consequences of the Environment Bill, and the ancient woodland review in the NPPF, is known, the Council has sent this request but has not yet received any response.
- C) On the resolution to ask the WBC Executive for a further public consultation on the Monks Lane Sports Hub Application, reference [21/02173/COMIND](#), given the amended application and the publication of the costs associated with the Sports Hub, this question is on the agenda for their next meeting on the 18<sup>th</sup> of November.
- D) An update on the WBC Licensing Sub-Committee meeting at 10:00am on the 16<sup>th</sup> of November where the 'review of licence' application for the Newbury Real Ale Festival will be debated was received and noted by the Committee.

## 100. Questions and Petitions from Members of the Public

Questions received from Paula Saunderson:

- 1) The Neighbourhood Development Plan will require lots of visual presentation of data and maps so please can Councillors ensure the Officers have enough budget to obtain the necessary licences, and access to data services such as GIS, Ordnance Survey & Hydrological/Geological sources.
- 2) What is happening about a Newbury Flood Forum, and if it is to progress, what are the next steps?

Response from the Chairperson:

“Thank you very much for these questions.

- 1) On the Neighbourhood Development Plan (NDP), when this Council resolved to undertake a NDP we also resolved to approve the use of the £7,000 earmarked for this in the budget. In addition, the Council also approved to apply for the (up to) £18,000 in grant funding available to the Council from Locality. We believe that this amount would be sufficient for the Steering Group to gather the appropriate evidence needed, and to properly present, the draft NDP document.
- 2) On the potential Greater Newbury Flood Forum, as this would be dependent on the cooperation of the Lead Local Flood Authority, it is critical that Forum would have buy in from them. In West Berkshire Councils (WBCs) Local Flood Risk Management Strategy they stated that “it is not considered that any other areas would benefit from a Flood Forum” (pg. 55). We requested that this be amended and if it is, the Council would consider proposals for this Forum.

**101. Members’ Questions and Petitions**

There were none.

**102. Schedule of Planning Applications**

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

**103. Schedule of Prior Approval Applications**

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

**104. Schedule of Licensing Applications**

Resolved that the observations recorded as Appendix 3 to these minutes be submitted to the licencing authority.

**105. Consultation: Sovereign Housing Association Proposed Redevelopment of Newbury House, Andover Road**

The Committee noted the consultation and agreed that the following comments be submitted to Sovereign:

- Could Sovereign confirm if there will be social rent charged?
- Potential road safety and parking issues on Dormer Close was mentioned.

- The Committee would appreciate the opportunity to discuss these proposals with a representative from Sovereign.

## **106. Planning & Highways Key Performance Indicators**

**106.1** The current KPIs for the Committee were noted.

**106.2** The Committee did not add any further KPIs.

## **107. Town Council Strategy 2019-2024**

The following Strategy recommendations were agreed to be sent to the Policy & Resources Committee for their consideration.

- Update point G.1. 'Neighbourhood Development Plan', from:  
 "1. Neighbourhood Development Plan:  
 a) Complete 20/21: By end 2020, explore the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions  
 b) By end Q1 2021: decide whether to move forward with a Neighbourhood Development Plan based on both the cost benefit investigation and the success or otherwise of G1-G4 above"  
 to,  
 "1. Neighbourhood Development Plan:  
 Have the Neighbourhood Development Plan Steering Group produce a draft document before the end of 2022."
- Update point G.2.from:  
 "Work with and support the Canal Corridor Working Group to prepare an action plan by the end of Q3 2021 for the future development and protection of the Canal Corridor."  
 to,  
 "Progress with the Canal Corridor Action Plan for the for the future development and protection of the Canal Corridor."
- Update the dates on points G.4 from:  
 "Work with Newbury BID and other relevant organisations to lobby WBC for the permanent pedestrianisation of the Market Place, excluding Mansion House and Wharf Streets. Aim for decision by end of Q3 2021 (was Q3 2020)"  
 to,  
 "Work with Newbury BID and other relevant organisations to lobby WBC for a permanent vehicle restricted zone in the Market Place, excluding Mansion House and Wharf Streets. Aim

for a decision by Q1 2022”.

- Clarify the strategy on point G.8.b, from:  
“Lobby WBC to... Take action where appropriate under S215 of the Planning against owners of lands or buildings which detract from the amenity of the area (See also 1.G.11.e)”  
to,  
“Lobby WBC to... Take action where appropriate under S215 of the Planning Act against owners of lands or buildings which detract from the amenity of the area and to support and encourage WBC to devolve this power to the Town Council.”
- Amend the P&H Sub-Committees under the ‘our structure section’ to:  
“Planning & Highways – 12 Members, 5 Subs, every 3 weeks  
Canal Corridor Working Group  
Heritage Working Group  
Sandleford Joint-Working Group  
Neighbourhood Development Plan Steering Group  
Town Centre working group”
- Add in an additional Strategy Point to:  
“Lobby WBC for Newbury to develop better integrated travel points, for example at the Newbury Train Station.”
- Add in an additional Strategy Point to:  
“Work towards establishing a Greater Newbury Flood Forum with the Lead Local Flood Authority and Surrounding Parishes. Aim for establishment by Q2 2022.”

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Tony Vickers

**Resolved:** That the business of the meeting can be concluded by 22:30 and accordingly that the meeting be extended.

#### **108. Planning & Highways Committee Budget 2022-23**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Gary Norman

**Resolved:** That the following Budget recommendations be sent to the Policy & Resources Committee for their consideration:

- That the same budget amounts for items funded by the Precept be applied from 2021/22 to 2022/23 and that any unspent amounts

from items funded by CIL revenue or Reserves be rolled over to those same items in the financial year 2022/23.

- This is except for the earmarked 'Canal Corridor' budget line (600/4820) which is suggested to be reduced from £10,000 to £5,000, and the 'Heritage Working Group' budget line (600/4805) which is suggested to be raised from £3,000 to £3,500.

The additional recommended budget for the Heritage Working Group will look to cover the interpretation/information boards proposed by Councillor Stuart Gourley.

**109. Update on Newbury's Neighbourhood Development Plan**

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Gary Norman

**Resolved:** That the Terms of Reference for the Neighbourhood Development Plan Steering Group, listed as Appendix 4 to these minutes, be approved.

**110. Update from the Sandleford Joint Working Group**

An update from the SJWG was received and noted by members.

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

An update from the WAP Committee was received and noted by members.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Gary Norman

**Resolved:** That Councillor Vaughan Miller be approved as NTCs representative for the site visit for the Faraday Road Football Ground applications, [20/01966/COMIND](#) and [20/01530/OUT](#), for the 'renewal and expansion of the existing football pitch to form a new 3G main pitch and a smaller 3G training/practice pitch', and 'outline permission for replacement of clubhouse and new spectator stand at Newbury Football Ground. Matters to be considered: Access and Layout', at 8:00am on the 18<sup>th</sup> of November 2021, and that they put NTC's comments on these applications to the relevant WAP Committee meeting.

**112. Newbury Community Football Ground**

No further update was received beyond the matters already discussed.

**113. Forward Work Programme for Planning & Highways Committee**

It was agreed to add the following item to the Forward Work Programme for Monday 6<sup>th</sup> December 2021:

- That the Station Manager for the Newbury Station is to be invited to present the Committee on the redevelopment.

The meeting was adjourned at 22:14 and the following business on the agenda was agreed to be discussed at the resumption of the Planning & Highways Committee meeting at 7:30pm/19:30 on the 30<sup>th</sup> of November:

**1. Exclusion of the Press and Public**

*Chairperson*

**To move** that under Section 1, Paragraph 2, of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business because publicity would be prejudicial to the public interest by reason of the confidential and personal nature of the business to be transacted.

**2. Newbury's Neighbourhood Development Plan**

*Chairperson*

- 2.1 To resolve** to approve volunteers for the NDP Steering Group (Appendix 1).
- 2.2 To resolve** to recruit a NDP Planning Consultation (Appendix 2).

Signed: \_\_\_\_\_  
**Chairperson**

Date: \_\_\_\_\_

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
15/11/2021**

<b>Running Order</b>	<b>Resolutions</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	No objection subject to Highways.	Clay Hill	<a href="#">21/02525/HOUSE</a>	37 Regnum Drive, Shaw, Newbury, RG14 2HF, for Mr & Mrs Hillier	Proposed rear extension and associated alterations.
2.	No objection.	Clay Hill	<a href="#">21/02603/HOUSE</a> & <a href="#">21/02604/LBC2</a>	69 Shaw Road, Newbury, RG14 1HG, for Mr J. Jones	Proposed Single Storey Rear Extension to Create a bathroom/Wet Room, Partially Open Up Existing Dining Area Creating an Open Plan Area and a Pitched Roof with Vaulted Ceiling.
3.	No objection.	East Fields	<a href="#">21/02757/HOUSE</a>	3 Chesterfield Road, Newbury, RG14 7QB, for J. Holland	Single storey rear extension and entrance gates to existing crossover.
4.	No objection.	East Fields	<a href="#">21/02755/HOUSE</a>	125 Greenham Road, Newbury, RG14 7JE, for Mr & Mrs Jones-White	Proposed single storey rear extension following demolition of conservatory and existing kitchen. Replacement garage.
5.	No objection.	Speenhamland	<a href="#">21/02664/HOUSE</a>	16 Almond Avenue, Newbury, RG14 1LT, for Mr & Mrs King	Ground and first floor side extension following demolition of existing porch and WC. Ground floor rear extension following demolition of existing outbuilding.

6.	No objection.	Wash Common	<a href="#">21/02614/HOUSE</a>	7 Glendale Avenue, Newbury, RG14 6SG, for Mr & Mrs Hailey	Conversion of garage to habitable room, alterations to front porch and roof, single storey side extension, alterations to fenestration, internal alterations and associated works.
7.	<p>Objection in line with previous NTC objection. However, on point 1, the Council remained concerned about noise pollution, light pollution, impact on trees, parking, and the facilities scalability (to higher 'steps') over time despite the amended documents.</p> <p>In addition, we object based on:</p> <ul style="list-style-type: none"> <li>- The proposed parking at Newbury College is undesirable and the number of spaces available are still inadequate.</li> <li>- It doesn't meet NTC strategy aims of being within short walking distance from the Town Centre, meaning that town businesses are unlikely</li> </ul>	Wash Common	<a href="#">21/02173/COMIND</a>	Newbury Rugby Football Club, Monks Lane, Newbury, RG14 7RW, for Alliance Leisure Services	<p>The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m<sup>2</sup> of internal floor space of use class F2(B).</p> <p style="text-align: center;"><b>Amended:</b></p> <p>In response to consultation comments and officer feedback the following details have been submitted: Statement responding to Sport England comments, Amended location plan to include land in blue line, Amended proposed site plan, Amended proposed pitch layout plan, Amended proposed ATP plan, Amended proposed AGP construction details and storage, Amended Flood Risk Assessment, Construction Environmental Management</p>

	<p>to benefit from increased football, and the site footprint is small, limiting the site to Step 4 and thus removing aspirations for senior teams to progress.</p> <p>- Would like to see plans for the development of Faraday Road considered alongside this proposed replacement site.</p> <p>Cllr Tony Vickers, Phil Barnett, and Jeff Beck abstained.</p> <p>Comment: NTCs Strategy regarding Football in Newbury is to: “Provide a first-class football ground and stadium to enable Newbury’s Men’s, Ladies and Youth teams to aspire to play football at a level equivalent to the size and importance of the town (National League for a men’s team, Southern Premier for a women’s team).</p>				<p>Plan (CEMP), Land Environmental Management Plan (LEMP), Biodiversity Metric, Amended Ecology assessment, Amended design and access statement, Amended plans, Amended tree survey, protection, Tree planting schedule, Amended Transport statement, Amended noise impact assessment, Amended floodlighting report, Amended floodlighting plan, Amended drainage section, Additional AGP Technical Information to Support Planning.</p> <p><b>Previous NTC Comment:</b> Objection based on:</p> <ol style="list-style-type: none"> <li>1) Failure to give adequate information about: noise pollution, light pollution, its impact on trees, transport (including active travel), impact on parking, and the facilities scalability (to higher ‘steps’) over time.</li> <li>2) It is not a like-for-like replacement of the Faraday Road site: this proposed site is limited to Step 4, Faraday Road has the potential to go to Step 2.</li> <li>3) The sports hub is unambitious on BREAM rating. 4) There are factual inaccuracies in the planning documents.</li> </ol>
--	---	--	--	--	---

	<p>The aspiration of this council is for the ground to remain within a short walking distance of the town centre, allowing for footfall to increase as the clubs grow up their league structures and attract more home and away fans, with all the benefits to the town's businesses that that implies.</p> <p>Inability to provide a suitable alternative site should result in the ground on Faraday Road being redeveloped with 3G pitches, providing higher availability for matches and training for the community, and be scalable so it can grow from an initial Step 4 level to higher levels up to Step 1 (National League/Southern Premier) should our teams' success require it.</p>				<p>For example, the site is within the Newbury Settlement boundary but is not described as such (on page 6 of the Design and Access statement). Cllr Jeff Beck abstained.</p>
8.	<p>Objection due to the extension over the garage being overbearing and</p>	<p>Wash Common</p>	<p><a href="#">21/02582/HOUSE</a></p>	<p>12 Gwyn Close, Newbury, RG14 6JB, for Mr &amp; Mrs Muir-Stokes</p>	<p>Removal of conservatory and replacement with rear and side extension and first-floor extension over garage.</p>

	causing loss of light to the neighbour.  Comment: The Block plans do not accurately show the extent of the proposed extension.				
9.	No objection subject to no increase in flooding risk.	Wash Common	<a href="#">21/02627/HOUSE</a>	17 Conifer Crest, Newbury, RG14 6RS, for Mr & Mrs Smith	Proposed first floor extension.
10.	No objection.	Wash Common	<a href="#">21/02625/HOUSE</a>	17 Falkland Drive, Newbury, RG14 6JQ, for A. Whyatt	Replacement roof & adding a first floor roof extension with dormers and associated fenestrations.
11.	No objection.	Wash Common	<a href="#">21/02700/HOUSE</a>	19 Bartlemy Road, Newbury, RG14 6LD, for Mr & Mrs Gibson	Single storey rear extension.
12.	No objection.	Wash Common	<a href="#">21/02674/HOUSE</a>	Windgarth, Tydehams, Newbury, RG14 6JT, for Mr S. Stearn	Construction of double garage.
13.	No objection.	Wash Common	<a href="#">21/02768/HOUSE</a>	14 Three Acre Road, Newbury, RG14 7AN, for Mr A. Whatley	Single storey rear extension, first floor extension and garage alterations/enlargement.
14.	No objection.  Cllrs Tony Vickers, Phil Barnett, and Vaughan Miller abstained.	Wash Common	<a href="#">21/02395/FULD</a>	19 Henshaw Crescent, Newbury, RG14 6ES, for J. Murray	To divide this property into two separate address , the amendments needed to do so is add a front door , block off internal access door , services gas and electric and to put up a fence to spilt the garden into two , by doing so this will create a four

					bed mid terrace house with 2x off road parking and a three bed end of terrace house with 2x off road parking.
15.	Objection based on lack of evidence for continuation of licence, the desire to preserve the protected trees on footpath 5, and the lack of evidence shown in the planning document.	Wash Common	<a href="#">21/02655/FUL</a>	New Warren Farm, Warren Road, Newbury, RG14 6NH, for Mr M. Norgate	Continuation of use of livestock barn as B8 storage or distribution. Continuation of use of machinery store as B2 use. Both continuing after expiry of planning permission (temporary) <a href="#">17/00848/FULC</a> .
16.	No objection.	West Fields	<a href="#">21/02424/FULD</a>	61 Russell Road, Newbury, RG14 5JX, for Mr S. Bartlett	Demolition of existing dwelling and erection of four dwellings.
17.	No objection.	West Fields	<a href="#">21/02572/HOUSE</a>	43 Russell Road, Newbury, RG14 5JX, for Mr R. Axten	Single Storey Rear Extension.
18.	No objection.	West Fields	<a href="#">21/02558/FULD</a> & <a href="#">21/02560/LBC2</a>	152 Bartholomew Street, Newbury, RG14 5HB, for KAS (Newbury) Ltd	Change of use of first and second floors, to create a two bedroom flat with alterations to the ground floor layout and new entrance.
19.	No objection.	West Fields	<a href="#">21/02617/FUL</a>	28 Cheap Street, Newbury, RG14 5DB, for Lochailort Newbury Ltd	Temporary change of use from Use Class E (Commercial, business and service uses) to bar/lounge area ancillary to the adjacent Sui Generis Amusement Arcade at 25-27 Cheap Street (planning permission reference <a href="#">20/02132/FUL</a> ) for a three year temporary period.

20.	<p>Objection based on the building not being sympathetic to the conservation area and overbearing the neighbouring building.</p> <p>Cllr Andy Moore abstained.</p>	West Fields	<a href="#">21/02695/FULD</a>	Motorists Discount Centre, Mayors Lane, Newbury, RG14 5DR, for Woolbro Homes	Demolition of existing building and construction of 3 storey residential apartment block, associated refuse and cycle store, landscaping, and parking.
21.	<p>We support this application.</p> <p>Cllr Vaughan Miller abstained.</p>	West Fields	<a href="#">20/01210/FULD</a> & <a href="#">20/01212/LBC2</a>	41 and 41A Cheap Street, Newbury, RG14 5BX, for Mursell & Company (Newbury) Ltd	<p>Alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO.</p> <p><b>Amended:</b></p> <p>The description of the proposal has been amended to: "Alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO."</p> <p>Amended proposed plans and elevations submitted.</p> <p>Additional space retained for the retail space at ground floor.</p> <p>HMO will consist of a kitchen, 6 bedrooms with ensuite bathrooms and shower, communal area, rear bin area and cycle facility.</p> <p>Amended windows on the rear elevation.</p>

					<p>Amended lightwells elevation - new window to southwest lightwell elevation and enlarged windows to northwest elevation.</p> <p><b>Previous NTC Comment(s):</b> Support (20/07/2020) Support (14/10/2020)</p>
22.	No objection.	West Fields	<a href="#">21/02770/HOUSE</a>	108 Craven Road, Newbury, RG14 5NR, for Mr & Mrs Mulvany	Ground floor rear and side extension with internal alterations following demolition of existing conservatory, increasing width of single-storey rear wing.
23.	We support this application.	West Fields	<a href="#">21/02176/FUL</a> & <a href="#">21/02181/LBC2</a>	26, 28 and 28A Bartholomew Street, Newbury, RG14 5EU, for Barts Newbury Ltd	Change of use of 28 and 28A from office use (Class E) to hotel use (Class C1) and use of 26 as a restaurant with ancillary flexible work space (as permitted under the current use of the building under Class E).
24.	No objection.	West Fields	<a href="#">21/02753/ADV</a>	Unit G20 68 Parkway Shopping Centre, Newbury, RG14 1AY, for HMV	Proposed 1no internally mounted main sign, 1no projecting sign and 1no high level vinyl run.

Planning and Highways Committee Meeting  
15/11/2021

Schedule of Applications for Prior Approval

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.	No comment	East Fields	<a href="#">21/02699/PASSHE</a>	11 Jubilee Road, Newbury, RG14 7NN, for Mr & Mrs Chessell	Proposed single storey extension.

**Planning and Highways Committee Meeting  
15/11/2021**

**Schedule of Licensing Applications**

<b>Resolutions</b>	<b>Licence</b>	<b>Applicant(S)</b>	<b>Premises</b>
No Comment.	Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: <b>21/00945/LQN</b>	<b>Applicant:</b>  Bart's Newbury Ltd	<b>Location:</b>  The Newbury Bridge Hotel and Bart's bar and restaurant  26-28a Bartholomew Street  <b>Proposal:</b>  The application provides for the supply of alcohol from 10.00 to 23.00 Monday to Wednesday, 10.00 to midnight Thursday to Saturday and 11.00 to 22.30 on Sundays. Late night refreshment to 00:30 Thursday to Saturday.
No comment.	Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New	<b>Applicant:</b>  Addington Stores Ltd	<b>Location:</b>  109 Bartholomew Street, Newbury, RG14 5HE  <b>Proposal:</b>

	Ref: <b>21/00956/LQN</b>		The application provides for the supply of alcohol from 07.00 to 23.00 Monday to Sunday (Off sales only).
--	--------------------------	--	---

## **Newbury's Neighbourhood Development Plan Steering Group Terms of Reference**

**Name:** NEWBURY'S NEIGHBOURHOOD DEVELOPMENT PLAN  
STEERING GROUP (Newbury's NDP SG)

**Governance:** The Planning and Highways Committee (P&H) of Newbury Town Council (NTC) will set up Newbury's Neighbourhood Development Plan (NDP) Steering Group (SG). P&H will also determine when the Steering group may be discontinued.

**Purpose:** To deliver a draft neighbourhood Development Plan for consideration by P&H

**Members:** **6 Councillors, to be appointed by P&H**  
**6 Members of the Public, to be invited by NTC**

The SG membership will be a cross-section of the Newbury community and will include 6 Newbury Town Councillors and 6 volunteers from the Newbury community.

The SG may recruit additional members if considered necessary.

If a member of the SG fails to attend 3 consecutive meetings without sending prior apologies, the member will be deemed to have resigned from the SG, unless otherwise agreed by the SG. Any member may resign from the SG provided they give written notice of their resignation to the Chairperson.

### **Steering Group Roles:**

Chairperson and Deputy-Chairperson –

Both the Chairperson and Deputy-Chairperson will be elected members of Newbury Town Council (NTC).

Both the position of Chairperson and Deputy-Chairperson will be elected by the Planning & Highways (P&H) Committee.

The Chairperson's principal duties are to oversee the smooth running of meetings.

Should the Chairperson be unable to attend any meeting of the SG, the Deputy-Chairperson will chair the meeting.

The Chairperson will:

- Be consulted by the project manager on any reports coming from the SG.
- undertake their duties in a transparent and fair manner, ensuring that all views can be expressed at SG meetings

- ensure that these Terms of Reference are met

Secretary –	Responsible for the production of minutes and agendas for the SG and TSGs and maintaining the register of members attendance.
Project Manager –	Responsible for the day-to-day operations of the SG, filling out the project timeline/plan, and ensuring that the NDP keeps to this plan. They will be responsible for the production of updates and reports that will be presented to the Planning & Highways Committee, as well as NTC's Full Council meetings. These reports will detail the progress being made and how risks and hurdles are being managed.

**Quorum:**

6 of the official group membership, including at least 3 Councillors and 3 non-Councillors.

**Goals:**

To oversee the process whereby the Newbury NDP is drafted and consulted upon.

The draft NDP prepared by the SG will be considered by the P&H Committee, then go for approval from the full Council of NTC, before being submitted to a referendum.

The SG will aim to ensure that the NDP represents the views of the Newbury community, whilst complying with the Regulations in the National Planning Policy Framework and the Local Planning Authorities (Emerging) Local Plan.

**Tasks and Deliverables:**

The SG will:

- deliver the overall scope and objectives of the NDP as agreed by P&H
- oversee all stages of the NDP's production
- manage the process of preparing and monitoring the draft plan
- consult the Newbury community to as great an extent as possible, seeking contributions from all demographics and communities
- communicate with the Local Planning Authority (West Berkshire Council) in the manner detailed in the Service Level Agreement
- communicate and engage with key stakeholders to seek to negotiate policies and outcomes that are fit for purpose and are best representative of the Newbury community
- oversee the consultation process
- form Topic Sub-Groups (TSGs) whose purpose is to make progress on individual policies, as determined by the SG

- oversee and agree the scope, quality, and coverage of the evidence prepared by each TSG, and make recommendations or amendments to these TSG as appropriate
- Present the draft Plan for consideration by the Council's P&H committee (P&H will review the draft plan and make any recommendations to Full Council that the committee considers appropriate. The draft plan must be approved by Newbury Town Council before going to referendum).

The TSGs will:

- elect a Chairperson and Deputy-Chairperson at their first meeting,
- manage the process of preparing and collecting planning evidence in support of the topic,
- consult with the Newbury community to as great an extent as possible, seeking contributions from all relevant demographics and communities when identifying problems and considering options,
- regularly report back to the SG about their progress and accept recommendations about the TSGs direction and rate of progress

### **Declaration of Interests:**

All members of the SG will agree to declare any pecuniary, non-pecuniary, or personal interests that may be perceived as being relevant to any decision of the SG

- 'interests' include public issues that individuals have championed in the past, work or social commitments to a group or issue, ownership of land or a business that is connected with the NDP, or any other matter that might be considered relevant
- Such interests shall be recorded and made publicly available.

### **Conduct:**

All members of the SG and all TSGs will agree to the following:

- that members will seek to put the interest of the Newbury Community before their own,
- that members will fairly represent all sectors of the Newbury community,
- agree to be bound by the Seven Principles of Public Life (the 'Nolan Principles'),
  - o These are: Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty, and Leadership.
- that members will register their apologies and an explanation as to their non-attendance of any scheduled meetings wherever possible,
- that members will participate fully, constructively, and complete any agreed tasks between meetings,

- that members will maintain the good reputation of the Newbury NDP, SG, and NTC,
- that members will treat all staff and other members respectfully,
- that members will not communicate with the press or via social media about the NDP in their role as members of the SG without prior agreement of the Chairperson of the SG and the NTC CEO.
- that the secretary of the SG and TSGs will also produce agendas (with associated papers) 5 days before the meeting and minutes of their meetings in accordance with NTC's administrative guidelines and the Standing Orders. These will be circulated to all members of the SG and TSG and copied to the Town Council.
- And that members will read the papers and being prepared for meetings

**Resources and Budget:**

Uses NTC meeting rooms, administration resources, and Officer time as approved by the P&H Committee.

The NDP SG has authority to expend any budget allocated to it by P&H. Such expenditure will be carried out in accordance with NTC Financial regulations. NTC will administer all funding and payments according to its financial regulations.

**Finance:**

All grants and funding will be applied for and held by the NTC. These funds are earmarked for NDP related expenditure only.

**SG Governance:**

Proposals by members are decided through majority vote, with the Chairperson issuing a casting vote if necessary.

**Dissolving the Steering Group:**

Upon the conclusion of the NDP, and the NDPs assent into planning law via a public referendum, NTC and the SG should discuss any future workings of the SG.

NTC reserves the right to dissolve the SG by a resolution of P&H.

**Additional Notes:**

The group will meet as required to efficiently and effectively progress its work. The WG and TSGs may meet in person, virtually, or via a combination of the two.

Any changes required to this ToR must be approved by the P&H Committee.

09/11/2021

**Public Minutes of the resumed Planning and Highways Committee  
held in the Council Chamber, Newbury Town Council, Town Hall, Market Place,  
Newbury  
30/11/2021 at 1:30/13:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy-Chairperson); Jeff Beck; Billy Drummond; Roger Hunneman; Pam Lusby Taylor; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer

**114. Apologies**

Apologies received from Councillors Vaughan Miller, Jo Day, and Phil Barnett.

Councillors David Marsh and Andy Moore were absent.

**115. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Jeff Beck, Billy Drummond, 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. Councillors, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

**116. Exclusion of the Press and Public**

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Jeff Beck

**Resolved:** That under Section 1, Paragraph 2, of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business because publicity would be prejudicial to the public interest by reason of the confidential and personal nature of the business to be transacted.

**117. Newbury's Neighbourhood Development Plan**

**117.1 To resolve to approve volunteers for the NDP Steering Group**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That Councillor Nigel Foot be approved as a member of the Neighbourhood Development Plan Steering Group.

**Proposed:** Councillor Billy Drummond  
**Seconded:** Councillor Gary Norman  
**Resolved:** That Councillor Martin Colston be approved as a member of the Neighbourhood Development Plan Steering Group.

**Proposed:** Councillor Nigel Foot  
**Seconded:** Councillor Jeff Beck  
**Resolved:** That Councillor David Marsh be approved as a member of the Neighbourhood Development Plan Steering Group.

**Proposed:** Councillor Nigel Foot  
**Seconded:** Councillor Tony Vickers  
**Resolved:** That Councillor Gary Norman be approved as a member of the Neighbourhood Development Plan Steering Group.

**Proposed:** Councillor Nigel Foot  
**Seconded:** Councillor Gary Norman  
**Resolved:** That Councillor Martha Vickers be approved as a member of the Neighbourhood Development Plan Steering Group.

**Proposed:** Councillor Nigel Foot  
**Seconded:** Councillor Billy Drummond  
**Resolved:** That Councillor Vaughan Miller be approved as a member of the Neighbourhood Development Plan Steering Group.

**Proposed:** Councillor Jeff Beck  
**Seconded:** Councillor Roger Hunneman  
**Resolved:** That Councillor Nigel Foot be elected as Chairperson for the NDP Steering Group.

**Proposed:** Councillor Jeff Beck  
**Seconded:** Councillor Nigel Foot  
**Resolved:** That Councillor Gary Norman be elected as Deputy-Chairperson for the NDP Steering Group.

**Proposed:** Councillor Nigel Foot  
**Seconded:** Councillor Gary Norman  
**Resolved:** That Anthony Pick, Dr Paul Millard MBE, John Brownell, Kim Whysall-Hammond, Paula Ann Saunderson, and Louise Sturgess be approved as the public members of the Neighbourhood Development Plan Steering Group.

## **117.2 To resolve to recruit a NDP Planning Consultation**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Tony Vickers

**Resolved:** That Bluestone Planning be recruited as the planning consultant for the Newbury Neighbourhood Development Plan Steering Group.

The Committee would like it to be noted how much the Council valued Andrea's contributions, but with a split decision, it was decided not to recruit her as the NDP planning consultant.

The inaugural meeting of the Steering Group was decided to be held on the 16<sup>th</sup> of December at 7:30pm/19:30

**There being no other business, the Chairperson declared the meeting closed at 14:38 hrs.**

**Signed:** \_\_\_\_\_  
**Chairperson**

**Date:** \_\_\_\_\_

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
06/12/2021**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.		Adjacent District	B&D Reference: <a href="#">21/03394/OUT</a>  WBC Reference: <a href="#">21/02967/OOD</a>	Land At Watermill Bridge Andover Road Wash Water Hampshire, for Bewley Homes	Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works,

					access arrangements including new vehicular access onto the A343 Andover Road
2.		Clay Hill	<a href="#">21/02806/HOUSE</a>	11 Regnum Drive, Shaw, Newbury, RG14 2HF, for Mr & Mrs Bolam	Proposed two-storey side and rear extension.
3.		Clay Hill	<a href="#">21/02879/ADV</a>	London Road Retail Park, London Road, Newbury, RG14 2BP, for Lidl Great Britain Ltd	1 x freestanding flag style sign. 2 x Lidl fascia signs. 3 x large wall-mounted billboards. 1 x freestanding poster display unit.
4.		Clay Hill	<a href="#">21/02777/FUL</a>	Units A7 and A9, Faraday Road, Newbury, RG14 2AD, for Sterling Garage	Change of use from Car Rental back to B2 for the servicing and repair of motor vehicles on Unit A9 only.
5.		Clay Hill	<a href="#">21/02525/HOUSE</a>	37 Regnum Drive, Shaw, Newbury, RG14 2HF, for Mr & Mrs Hillier	Rear extension and associated alterations.  <b>Amended:</b> Extension reduced to single storey  <b>Previous NTC Comment:</b> No objection subject to Highways.
6.		Clay Hill	<a href="#">21/02929/ADV</a>	Units A7 and A9, Faraday Road, Newbury, RG14 2AD, for Sterling Garage	Replace existing car rental signage with new tenant brand signage.
7.		Clay Hill	<a href="#">21/02937/FUL</a>	35 One Stop, 35-37 Avon Way, Newbury, RG14 2PF, for One Stop Stores Limited	The installation of new and enlarged rear storage unit to receive deliveries.

		Clay Hill	<a href="#">21/02334/LBC2</a>	63 Shaw Road, Newbury, RG14 1HG, for Mr N King and Miss S Watkin	Remedial works to support the existing floor timbers and remove the decayed sections i.e. mainly timber wall plates and replace with brick and damp proof course. In addition to these works, the installation of air bricks to the front and rear walls is proposed to improve the sub-floor ventilation.
8.		East Fields	<a href="#">21/03014/HOUSE</a>	35 Abbots Road, Newbury, RG14 7QW, for Mr & Mrs Riddex & Chandler	Proposed dormer extension with 3Nr rooflights.
9.		Speenhamland	<a href="#">21/02901/HOUSE</a>	42 Brummell Road, Speen, Newbury, RG14 1TL, for L. Nurse	Single-storey extension.
10.		Wash Common	<a href="#">21/02785/HOUSE</a>	81 Conifer Crest, Newbury, RG14 6RR, for Mr P. Stanley	Replacing a rooflight to the east roof slope of the existing house with a dormer with side windows to avoid overlooking.
11.		Wash Common	<a href="#">21/02903/HOUSE</a>	327 Andover Road, Newbury, RG20 0LN, for Mr S. Volkins	Section 73 - Variation of conditions 2 'approved plans' and 3 'materials as specified' of approved application 21/00386/HOUSE: New single-storey side extension to existing dwelling house to create a new side entrance with mud-room, and interior stair to an existing basement.

12.		Wash Common	<a href="#">21/02910/HOUSE</a>	4 Ladwell Close, Newbury, RG14 6PJ, for Mr & Mrs Edwards	Rear extension, alterations and dormer to front.
13.		Wash Common	<a href="#">21/02942/HOUSE</a>	5 Heyward Gardens, Newbury, RG14 6AQ, for Mr & Mrs Mc Curtin	Section 73: Variation of Condition 2 (Approved Plans) of previously approved application ( <a href="#">21/01571/HOUSE</a> ): Extension of existing kitchen dining area and conversion of existing garage to bicycle/BBQ store and utility room.
14.		West Fields	<a href="#">21/02935/FUL</a>	G36 Parkway Shopping Centre, Road Known as Middle Street, Newbury, RG14 1AY, for Lumber Distillers Ltd	Change of use, to use existing shop as a bar & restaurant and gin distillery.
15.		West Fields	<a href="#">21/02938/FUL</a> & <a href="#">21/02939/LBC2</a>	39 Cheap Street, Newbury, RG14 5BS, for Royal Mail Group	External and Internal works to reconfigure the site including closing up access and increase of parking.

Newbury Town Council  
List of Section 215 Lands/Buildings  
December 2021 Update

Land/Building		Owner/Responsible Person	Position as of 06/12/2021	Comments/Further Actions
1.	The building south of the old post office (41, Cheap Street)	Mr. Bacha	Amended application <a href="#">20/01210/FULD</a> commented on by NTC P&H Committee on the 15 <sup>th</sup> of November 2021.	Continue to monitor.
2.	The back of the British Heart Foundation shop (on the canal)	BHF	They have made contact with the C&RT and they have provided various documents for the application process. Due to ongoing workload, they have involved an external consultant who will be making the application and managing the works on their behalf. They anticipate the application will be submitted early next month, with a view to the works being undertaken in early spring next year.	Continue to monitor.
3.	Newbury Railway Station - the land from the ticket office to Cheap Street	Network Rail (managed by Great Western)	We have again asked about their plans for maintenance but have not yet received any response.	Continue to monitor.
4.	Wharf Street	Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened	The BID is discussing options with WBC. No solution has yet been found. It is therefore still a work in progress.	Continue to monitor.
5.	The BT Tower	Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken by BT in the	Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient [visual] harm to warrant the service of a formal [Section 215] Notice".	Continue to monitor.

	Land/Building	Owner/Responsible Person	Position as of 06/12/2021	Comments/Further Actions
		<p>early part of this century. The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building.</p>		
6.	<p>The former Banjo cycles shop in Bartholomew Street on the corner of Craven Road</p>	<p>Chancellors are the agents. Have contacted the owner.</p>	<p>The owners latest communication to the WBC Principal Enforcement Officer was:</p> <p>“Regarding the subject matter, we can confirm that all the repair and restoration work that the council [WBC] suggested on the front facing wooden doors and windows including the cornice and flashing / fascia, that is all the work that was suggested by your office in the <u>Statement of Work</u>, has now been completed. All restoration is done and, where needed, new wooden panels and mouldings are prepared, under coated and installed, and then painted with the best products available on the market. Please let me know if and when you’d like to come and have a look at the internal repair work done on the building, although all the restoration and repair work done on the wooden windows and doors of the building can be easily viewed from the outside while standing on Bartholomew Street.</p> <p>Hope that we have provided enough details about the repair and restoration work done on the building with the rigorous requirements communicated by your office in the <u>Statement of Work</u>, but should you have any further question about the material used and/or about the finishing process that the carpenters followed in this restoration then please do not hesitate to ask”.</p>	<p>Continue to monitor.</p>

Land/Building		Owner/Responsible Person	Position as of 06/12/2021	Comments/Further Actions
			This has been forwarded onto the WBC Conservation team for assessment and comment.	
7.	The land to the east of Fir Tree Lane and the junction with London Road ( <a href="https://w3w.co/falls.movies.oval">https://w3w.co/falls.movies.oval</a> )		Submitted to the WBC Planning Enforcement team.	Await response.
8.	380, London Road, Newbury, RG18 3AA		Submitted to the WBC Planning Enforcement team.	Await response.
9.	Former Strada unit in the Market Place	Quintons Chartered Surveyors are the owners.	The Newbury BID informed the Council that improvements are being sought and that there is interest in the unit from a commercial tenant.	Await outcome.
10.	The building on London Road immediately to the east of Pelican lane		Submitted to the WBC Planning Enforcement team.	Await response.

**Minutes of a meeting of the Heritage Working Group  
held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA,  
09/11/2021 at 2:30pm/14:30.**

**Parties:**

- A) Newbury Town Council: Councillors Gary Norman, Nigel Foot (Deputy-Chairperson), and Billy Drummond
- B) Others: Anthony Pick (Chairperson), Garry Poulson, John Gardner, Glynda Horn, and Judith Thomas

**In Attendance:**

Darius Zarazel, Democratic Services Officer at Newbury Town Council

**1. Apologies for Absence**

Apologies received from David Peacock and Adrian Edwards.  
Phil Wood was absent.

**2. Minutes of the Last Meeting on 27<sup>th</sup> July 2021**

**Proposed:** Glynda Horn

**Seconded:** Councillor Gary Norman

**Resolved:** That the minutes of the last Heritage Working Group meeting, on the 27<sup>th</sup> of July, were agreed to be correct.

**3. Actions Arising, Not on the Agenda**

The Jack of Newbury Portrait was discussed and agreed to be removed from future agendas.

On the numbering of 6-12 Northbrook Street, it was agreed to write back to the WBC Conservation team stressing the importance that each building be properly identified given the upcoming Town Centre Conservation Area Appraisal. The proper numbering would allow for local listing and thus better protections. In addition, this message will be copied to Historic England.

The Kennet centre re-development, and Historic England's objection to this application, was discussed.

#### 4. Correspondence Received Since the Previous Meeting

The correspondence received since the last meeting was discussed by the Chair, Anthony Pick, this included:

- *Approval from Val Politt of our text for a plaque for Jane Luker.*
- *Approval from Brian Page and Dave Stubbs of our text for a plaque for Doris Page MBE. Dave asked whether he should contact the residents of 39 Essex Street. The Chairperson replied that the HWG would consider that today.*
- *Received a photo of Jane Luker from Janine Fox, Museum Curator, at a price of £30 for three years – the DSO to inquire about permanent ownership*
- *Note from the Town Council (via the Newbury Society) proposing an interpretation panel for the Second Battle at the Kiln Road/Pear Tree Lane junction. Also suggested was the WWII building of Spitfires at Turnpike.*
- *Note from the NTC Community Services Officer, Caroline Edmunds, that the cost of the interpretation panel for the Second Battle at Speen Recreation Ground in 2014 was £1320.*
- *Note from Sarah Orr that the Wash Common Tumuli interpretation panel was erected in about 2002. David Peacock confirms that a grant of £10,000 from English Heritage paid for it and other interpretation boards.*
- *Penny Stokes' notes on James Bicheno, forwarded by Judith Thomas.*
- *Note from Caroline Jones on the proposed Hardy plaque.*
- *Stained glass window of William Twisse at Mansfield College, Oxford, c. 1886, from Phil Wood.*
- *Agreement that Judith will start with the listing particulars of the Litten House.*
- *URC hall is on sale.*
- *Briefing note from David Peacock on heritage walks.*
- *Report from Historic England on the Kennet Centre applications, recommending refusal.*
- *Note from David Peacock. A recent planning application for 28 Bartholomew Street (Grade II\* listed) has pointed out that all the listed internal architectural features had been removed.*

## 5. Plaques and Panels

**Proposed:** Gary Poulson

**Seconded:** Councillor Gary Norman

**Resolved:** To adopt the revised Blue Plaque design as shown in Appendix 1 to these minutes.

### Current proposals:

*Esther Jane Luker –*

In progress.

---

*Thomas Hardy (Chequers Hotel) –*

The Blue Plaque text is approved and Councillor Gary Norman to speak to the manager of the Chequers Hotel to confirm placement permission.

## Thomas Hardy (1840-1928)

Thomas Hardy's "Jude the Obscure" (1895) takes place mostly in and around Newbury and Oxford, disguised under the fictional names "Kennetbridge" and "Christminster". The topography of Newbury at that time is accurately described, where Northbrook Street is the "long straight street of the borough". The Chequers Hotel is expressly mentioned as a favourable place to stay.

**Proposed:** Glynda Horn

**Seconded:** Councillor Gary Norman

**Resolved:** That the Thomas Hardy Blue Plaque text be approved.

---

*James Bicheno –*

The Blue Plaque text is approved and Glynda Horn to write to Greenham House to inquire about plaque permission.

This building, Greenham House, was from about 1796 to 1811 a boarding school for boys, run by

## Rev. James Bicheno (1752-1831)

Baptist Minister for Newbury 1780-1807

He was also a pioneer Newbury campaigner against the slave trade. In 1788 and 1792 he promoted petitions to Parliament for its abolition from the “Mayor, Aldermen, Burgesses, and inhabitants” of Newbury. The latter was signed by 333 people and was one of 500 such petitions.

The slave trade was abolished by Great Britain in 1807 and slavery was abolished throughout the British Empire in 1833.

He was trained at Bristol Baptist College and ordained in 1778. In 1811 he served the Baptist community at Aston, near Witney, retiring to Newbury in 1820. He was the author of some 11 pamphlets on biblical subjects.

---

*Doris Page MBE –*

The Blue Plaque text is approved and the location chosen was on 39 Essex Street, subject to agreement of the residents. The Chair will write to Dave Stubbs authorising him to approach them.

This address, 39 Essex Street, was the home of

### Doris Page MBE 1925-91

“The first Responaut”

Struck down with respiratory polio as a young mother aged 30 and confined for the rest of her life in an ‘iron lung’, her journalism under the pen-name Ann Armstrong and the charity “Independence at Home” which she founded to campaign for other disabled people changed the landscape for those living with disabilities.

Founder and editor of “The Responaut” magazine 1963-88.

Author of “Patients Prospect” and “Breath of Life”.

---

*William Twisse –*

There was no further update.

*John Newport Langley (1 Carnarvon Terrace) –*

There was no further update.

### Others:

The Chair encouraged the Working Group to explore notable female figures in Newbury's History.

The list of other potential Blue Plaques was:

*John Septimus Roe, Lorna Ferris, Elliott's of Newbury, The Hatchet (Market Place), James Ebenezer Bicheno, James Clarke, Rupert Jones, Wellington Arms, Joseph Kimber, the former Quantel building, John Gould.*

*Three volunteer supporters of Newbury District Hospital: William Heywood, Harriet Wasey, and Duncan Robertson (Brian Sylvester).*

*Two local nurses: Annie Roche and Elizabeth Burmingham (Brian Sylvester).*

*Second First Battle panel and Wash Common tumuli panel refresh (Dave Stubbs).*

*Blue plaque trail (BID).*

## **6. Local Listing Possibilities**

Updates on the local listing possibilities were discussed by the Working Group.

- *6 Northbrook Street – The Chair, Anthony Pick, to pursue*
- *The Haven, Tydehams – Glynda Horn to pursue*
- *45 Greenham Road – Cllr Gary Norman to pursue*
- *St George's Church – Glynda Horn to write about if this is worth local listing*
- *94 & 96 Newtown Road – John Gardner to pursue*
- *Rosecroft, Croft Road, Northcroft – no further update was received*
- *Luker Building, Andover Road – no further update was received*
- *Sandleford Country Park – no further update was received*

## **7. Dendro-dating**

Updates on Dendro-dating was discussed by the Working Group.

- *Jack of Newbury's House – Councillor Billy Drummond to discuss accessing the house for inspection*
- *Eight Bells, Bartholomew Street – Gary Poulson to pursue*
- *The Monument Pub – no further update was received*
- *The Litten Chapel – no further update was received*

## **8. Correction of EH Listing Particulars**

Updates on EH listing particulars was discussed by the Working Group.

- *The Litten House*
- *6 Cheap Street.*
- *St Nicolas Church.*
- *The Elephant on the Market.*
- *The Bacon Arms*
- *Old Waggon & Horses.*
- *Stone Building.*

## **9. Listed and Landmark Buildings Reported to be at Risk**

Updates on Dendro-dating was discussed by the Working Group.

- *28 Bartholomew Street – The Chair to write to Sarah Orr (WBC) to inquire about the listing of the building and the works that have been done to it since and what enforcement actions she recommends and whether the listing particulars need changing. To update the Working Group at the next meeting.*
- *40 Bartholomew Street (former Banjo Cycles).*
- *3 & 9 London Road.*
- *Eight Bells.*
- *URC Hall, Cromwell Place (The site, including the Church, has been put up for sale)*
- *41 Cheap Street.*
- *Thai Restaurant, Bartholomew Street.*
- *West Street terrace.*

## **10. Conservation Area Appraisals**

The Conservation Area Appraisals was discussed by the Working Group.

- *Communication with GL Hearn/Heritage Architecture.*
- *City Conservation Area.*

Councillor Billy Drummond to inquire about the progress of the Conservation Area Appraisal with WBC.

## **11. Cultural Heritage Strategy Delivery Board**

An update on the Action Plan was received by the Working Group. The Chair is pursuing two actions, the CAA and the local listings. He will meet with West Berkshire Heritage Forum Committee to discuss this.

## **12. Town Walks**

John Gardner to follow-up on Town walks.

## **13. AOB**

There was no other business.

## **14. To Fix the Date of the Next meeting**

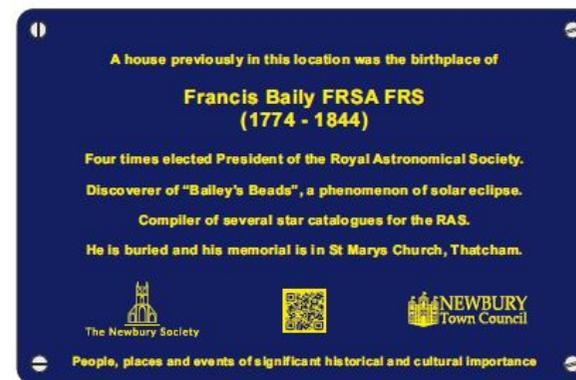
24<sup>th</sup> of March 2022 at 14:30.

**Meeting closed at: 16:08**

aluminium engraved plate  
 powder coated blue  
 text now infilled yellow  
 mill finish T20 screws



new design (3no. left in stock)

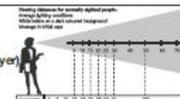


new design (5no. next order)  
 now with 10mm rad corners

**crescentsigns**  
 SIGN MAKERS DIGITAL PRINTERS ENGRAVERS  
 Unit 17, Tumpke Ind. Estate, Newbury, Berkshire, RG14 2LR  
 Telephone: 01335 41664  
 www.crescentsigns.co.uk

This drawing remains the property of Crescent Signs Ltd. and must **NOT** be reproduced without express permission.

- 5mm thick aluminium
- Ral5022 blue semi gloss (double layer)
- white infill



Client: Newbury Town Council  
 Project: new design blue plaques  
 Date: August 2021

## Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 6<sup>th</sup> of December 2021.

### Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officers report on actions from 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 Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Decisions (if any)
10. Neighbourhood Development Plan – Update (if any)
11. The Western Area Planning Committee – Update
12. Sandleford Park Joint Working Group – Update
13. Newbury Community Football Ground – Update

To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
P&H January 5 <sup>th</sup>	Presentation: A representative from Great Western on the Newbury Station Redevelopment (from Kevin King, Kennet and Thames Valley Station Manager for Great Western Railway).
P&H January 24 <sup>th</sup>	Presentation: Licencing Information and Requirement from WBC.
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts. Updates on ongoing items.
Each November	Review of KPI's for Planning and Highways Committee Send Budget and Strategy proposals to RFO