

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 18 APRIL 2016 AT 7.30PM.

PRESENT

Councillors, Jeff Beck; Jo Day; Miles Evans; John Gardner; Dave Goff; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel; Tony Stretton; Julian Swift-Hook.

In Attendance

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

226. APOLOGIES

Councillor Adrian Edwards.

227. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Dave Goff and Anthony Pick are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer also made the following statement on behalf of Councillors Jeff Beck and Anthony Pick who are Members of West Berkshire Council Planning Committees: "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."

Councillor Julian Swift Hook made the following declaration:

"I am a Member of Greenham Parish Council. Any views that I may express about planning matters and other business before this meeting are in my capacity as a member of this Council (Newbury Town Council) and are based on the information before me tonight.

If and when I consider any of the items at any future time in my capacity as a Member of Greenham Parish Council, I will consider each item on its merits at that time, taking full account of all the facts and information put before me at that time, as a result of which I may well form a different view from any view I may express tonight.

I would like to make clear that my use of computer equipment during the meeting is to enable me to access information about the business in front of this meeting."

Councillors Jo Day, Miles Evans, John Gardner, Margo Payne, Andrew Steel & Julian Swift-Hook made the following declaration:

"I would like to make clear that my use of computer equipment during the meeting is to enable me to access information about the business in front of this meeting."

In considering the following application, Councillor Kuldip Singh Kang declared that he had been lobbied: **16/00726/FULD.**

In considering the following application, Councillor Tony Stretton declared a prejudicial interest and took no part in the vote: **16/00818/HOUSE**.

In considering the following application, Councillor Anthony Pick declared a personal interest: **16/00818/HOUSE**.

In considering the following application, Councillors Miles Evans and Kuldip Singh Kang declared that they had been lobbied: **16/00598/FULD**.

228. MINUTES

PROPOSED: Councillor Margo Payne

SECONDED: Councillor Andrew Steel

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 30 March 2016 be approved as a correct record and signed by the Chairperson.

229. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

230. MEMBERS' QUESTIONS AND PETITIONS

There were none.

231. SCHEDULE OF PLANNING APPLICATIONS

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

232. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

233. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

234. SANDLEFORD PARK – UPDATE

The Chairperson wrote to Bloor Homes voicing Members' concerns regarding access arrangements from the western side of the development and received a formal acknowledgement.

It was noted that there was a need for a traffic policy and that Bloor Homes had extended the decision date on the second application to 29 July 2016.

235. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

Pyle Hill – Councillor Arthur Johnson will review this ward.

The Chief Executive Officer has now circulated links to the electronic “drop box” to allow Members access to the current design statement content and to store any revisions made.

236. PEDESTRIAN WORKING GROUP – UPDATE

Councillor Jo Day gave a brief summary of progress so far. It has been proposed that a leaflet be created regarding the working group’s campaign to raise the profile of the pedestrian experience in Newbury. She will give a further report after the next working group meeting.

237. VARIATION OF TARIFF CHANGES: ALL CAR PARKS IN WEST BERKSHIRE

The information was received and noted by the Committee.

238. WEST BERKSHIRE DISTRICT COUNCIL – PARKING SCHEME CONSULTATION

Members supported the proposed traffic regulation order for the following wards: Clay Hill, Falkland, Northcroft, St Johns & Victoria.

239. TO PROMOTE AND ENCOURAGE RETAIL INVESTMENT, SOUTH OF NEWBURY TOWN CENTRE

It was agreed that the CEO notify WBC, the planning authority, of this Council’s objective as contained in the Council’s strategy (TM5) to promote and encourage retail investment south of Newbury Town Centre.

It was further agreed that this objective be endorsed in any town plan made by the Town Council and in the Newbury Vision 2036

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

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING
18 APRIL 2016
ITEM 231 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/00599/HOUSE	66 Kiln Road, Newbury for Robert Sheppard	Small front porch
2	No objection	16/00723/HUOSE	17B Kiln Road, Newbury for Mr & Mrs Fedrick	Double garage
3	Objection/comment: 1. The effect of this application would be to convert the house into two dwellings, which is not its permitted purpose. 2. It would overshadow No. 21 Henshaw Crescent and deprive it of light. 3. It would result in 19 Henshaw Crescent being out of keeping with the neighbouring houses.	15/03483/HOUSE	19 Henshaw Crescent, Newbury for Jonathan Murray	Erection of single-storey rear extension, two-storey side extension and loft conversion to existing
4	Objection/comment: 1. Overdevelopment. 2. The path leading to the site is not owned by the applicant, who has therefore no right to assign it to the users of a separate dwelling. 3. The path is a grass track, and the application makes no proposal to make its surface suitable as access to the new dwelling. 4. The house would significantly overlook both No. 6 Charles Street and the houses in Falkland Road (which have been extended since the map used by the applicant was drawn up). 5. The development would utilise the present on-site parking spaces of 19 Battery End, leaving only one on-site space for the present four-bedroom house. Overflow parking would accordingly be in the road, which is	16/00726/FULD	19 Battery End, Newbury for Mrs Waller	Erection of 1 no. three-bedroom dwelling with parking, amenity space and associated works

	<p>already crowded.</p> <p>6. Battery End is regularly used by vehicles wishing to avoid the traffic lights outside Park House School, and should not be expected to take further traffic.</p> <p>7. Refuse vehicles would have no access to the rear of the properties.</p>			
5	No objection	16/00818/HOUSE	Bamburgh House, Oxford Road, Newbury for Mr & Mrs Nigel Slattery	Comprehensive renovations including raising of the roof to form loft bedroom and associated dormer windows, front and rear extensions, replacement doors and windows and associated works
6	No objection	16/00834/HOUSE	5 Bennett Close, Newbury for Mr & Mrs Paul Davey	Replacement of existing extension with single storey extension
7	No objection	16/00700/HOUSE	67 Gloucester Road, Newbury for Sharon Else	Relocation of first floor bathroom and addition of obscure glazed window in side elevation
8	No objection/comment: Members were concerned at the lack of parking and cycle storage; concerns were raised at the lack of turning area.	16/00598/FULD	39 Hawthorne Road, Newbury for David Thomas	Erection of 2no. 2-bed maisonettes.
9	Objection/comment: Members are concerned about the potential loss of light to 2 Laburnum Grove.	16/00758/HOUSE	52 Chestnut Crescent, Newbury for James Glodstraw	Rear two storey extension
10	Objection/comment: Whilst this council welcomes the planned affordable housing, we are concerned at the lack of a traffic assessment for the site, which could provide 300 additional cars. More generally, in the context of all the other housing developments at Sandford, the Racecourse, and elsewhere, we suggest that no other major housing developments should be approved until a medium-term traffic plan for whole of Newbury is prepared which shows how all the new car journeys arising from them will be accommodated, if necessary with new roads. Without this, there is good reason to fear that the Newbury road infrastructure will soon not be able to cope. We also regret the partial loss of the "Greenham gap" which separates	16/00669/OUTMAJ	Land To The North Of Pinchington Lane, Greenham, Thatcham for Rivar Ltd	Hybrid Planning Application compromising of Full Planning Application for the change of use of land to Public Open Space and Wildlife Area and Outline Application for 4.11 Hectares of new housing (up to 157 dwellings) with related roads, parking areas, footpaths and landscaping. Matters to be considered: Access

	Newbury and Greenham. We note that a 1992 covenant exists on the whole site, limiting its use to leisure and recreational facilities, and suggest that it still applies.			
11	No objection	16/00811/HOUSE	38 Porchester Road, Newbury for Mari Linford	Proposed rear extension, window to an existing bedroom, change of garage door and alterations to the porch
12	No objection	16/00641/HOUSE	28 Enborne Road, Newbury for Mr & Mrs Thomas Black	Single storey rear extension
13	No objection	16/00728/HOUSE	56 Priory Road, Newbury for Mr B Cannings	Side extension and pitched roof to existing garage
14	No objection	16/00858/HOUSE	71 York Road, Newbury for Charlotte Busby	Proposed single storey rear extension
15	No objection	16/00550/HOUSE	40 Stroud Green, Newbury for Ms Dummer	Proposed single storey rear extension and internal alterations
16	No objection	16/00566/ADV	85 Bartholomew Street, Newbury for Caprinos Pizza	Proposed illuminated fascia and hanging sign
17	No objection	16/00331/LBC2	20 West Mills, Newbury for Sarah Polack	To address condensation issues inside the property, recommendations are fitting a low energy extract fan with central cartridge. Fix louver grille 100mm on the kitchen outside wall to rear of property
18	Objection/comment: This Council considers that this application is not suited to the site. We support the objections raised by Environmental Health on the lack of a noise impact assessment and information on external lighting. No arrangements are proposed for the run-off of water used for washing, and we note that Dothan Place is readily flooded. The circuitous single-track route which cars would have to follow around Newbury House to reach the site would be impracticable, would interfere with existing commercial traffic, and (from present experience) would result in accidents. We question whether the applicant would have the right to use that route. We also support the objections of the Conservation Officer that it would not be compatible with the	16/00751/FUL	Land Rear Of 48-50 Cheap Street, Newbury for Capitol Car Wash Limited	Change of use of land to the rear of 48-50 Cheap Street to car valeting service, erection of canopy and site cabin

	<p>settings of the listed buildings in Cheap Street or the Conservation Area. No information is supplied on the hours of operation or on the signage needed to attract business. The effect on residential accommodation in Kings Road West has not been considered.</p>			
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APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No comment	16/00721/CERTE	Euro House, Abex Road, Newbury for International Taste Solutions Ltd	Change of use to B1/B8.
2	No comment	16/00816/CERTE	4 Hambridge Road, Newbury for Stephan Evans	First floor of Hambridge Road as a single 2-bedroomed residential flat.

PLANNING AND HIGHWAYS COMMITTEE MEETING

9 MAY 2016

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	16/00863/FUL	250 London Road, Newbury for N Johal	Conversion of existing building to 13 bed house of multiple occupation. With associated car and cycle parking and amenity space.
2	CLAY HILL	16/00746/COMIND	The Limes Guest House and 370A and 370B London Road, Newbury for Main Contractors Ltd	Section 73a: Variation of conditions 3: Amended plans of approved application 13/03160/COMIND – Demolition of The Limes Guest House, Nos. 370a and 370b and all associated outbuildings and construction of 64 no. bed high dependency care facility with facility with associated parking.
3	CLAY HILL	16/00870/HOUSE	13A Kiln Road, Newbury for Mr J Pocock and Mr G Pocock	Single storey side extension
4	FALKLAND	16/00869/HOUSE	33 Bartlemy Close, Newbury for Mr C Rawlins	Single storey rear extension, front bay window, first floor dormer extension
5	FALKLAND	16/00838/HOUSE	Byefields, Wash Water, Newbury for Mr and Mrs Adam Cox	Proposed oak framed double garage with office over.
6	FALKLAND	16/00805/HOUSE	Kimberley's, Kendrick Road, Newbury for Adam Serruya	Raised ridge roof extension, including two dormer windows with loft conversion to form two story dwelling from existing bungalow and replacement windows
7	FALKLAND	16/00914/HOUSE	11 Kings Mead, Newbury for Mr & Mrs Parks	Proposed single storey rear extension.
8	FALKLAND	16/00861/HOUSE	55 Kingsbridge Road, Newbury for Toby Pearce	Single storey rear extension with a pitched gable end roof. The extension will match the width of the existing house. Extend 4.8m x 3.34 maximum height x 2.4m at eaves.
9	FALKLAND	16/00910/FULD	225 Andover Road, Newbury for Mr & Mrs R Breakwell	Section 73: Removal of condition 3 – Code for sustainable homes approved reference 12/02343/FULD : Demolition of former garage and

				minor alterations to 225 Andover Road; Construction of new detached dwelling adjacent with associated car parking for both properties and widening of existing access.
10	FALKLAND	16/00720/HOUSE	68 Valley Road, Newbury for Mr & Mrs Jude And Jill McCaffrey	Proposed Rear Orangery
11	NORTHCROFT	16/01019/HOUSE	127 Russel Road, Newbury for Ashley Davis	Instillation of new PVCU window to side elevations
12	NORTHCROFT	16/00980/HOUSE	10 Amberley Close, Newbury for Mr J Goodchild	Single storey kitchen/dining room and shower room extension to rear.
13	NORTHCROFT	16/00740/FUL	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Proposed staff summer pavilion
14	NORTHCROFT	16/00741/LBC2	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Proposed staff summer pavilion
15	NORTHCROFT	16/00718/HOUSE	37 Rowan Drive, Newbury for Mr & Mrs D and J Skinner	Single Storey Rear White UPVC Conservatory
16	NORTHCROFT	16/00927/ADV	Mercantile House, 18 London Road, Newbury for Thomas Egger LLP	Two External Advertisement signs
17	NORTHCROFT	16/00998/HOUSE	68 Russel Road, Newbury for Simon Black	Ground Floor Extension to enlarge kitchen, first floor extension to form new en-suite and wardrobe.
18	PYLE HILL	16/00457/FUL	Unit 13, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property	New shop front
19	PYLE HILL	16/00897/HOUSE	24 Sayers Close, Newbury for David Crowley	Infill extension to form study and ground floor WC. Garage conversion to form garden room
20	ST JOHNS	16/00846/HOUSE	12 Monks Lane, Newbury for Mr and Mrs Hickson	Front and rear extensions
21	ST JOHNS	16/01005/FULD	Land Between 84 and 86, Newtown Road, Newbury for Mr and Mrs A Chun	Erection of one 3-bedroom two-storey dwelling with parking, amenity space and associated works
22	ST JOHNS	16/00791/HOUSE	97 Enbourne Road, Newbury for Tony and Caroline Benitez	A Porch stretching from one side of the front of the house to end at the side/end of house.
23	VICTORIA	16/00892/FULD	Land Rear Of 37 Bartholomew Street, Newbury for Hound Dog investments	Proposed change of use of unused storage units to two x 2 bedroom units
24	VICTORIA	16/00987/ADV	51 London Road, Newbury for Clive Mellor	2no Internally illuminated aluminium fascia signs, 1no internally illuminated projecting sign. Refer to drawing 6864_04A for more detail
25	VICTORIA	16/00587/LBC2	Montague Court, 21-25 London Road, Newbury St James Place – Wealth Management	Minor Alterations to internal layout to create new reception and waiting area, together with refurbishments of wc's and internal decorations.
26	VICTORIA	16/00639/LBC2	Bridge House, 105B Northbrook Street, Newbury for Newbury Building Society	Replacement fascia board and projecting hanging sign on front elevation.

27	VICTORIA	16/00924/OUTMAJ	115 London Road And Part Of Merchant Court, Kelvin Road, Newbury for Rissance Limited	Outline application for development of 35 apartments containing a mixture of 1, 2 and 3 Bedrooms, and 1,700sqm B1 office space. Matters to be considered: Access, Layout and Scale.
28	VICTORIA	16/01044/HOUSE	41 Boundary Road, Newbury for Mr J Westbrook	Single storey rear extension
29	VICTORIA	16/00643/FUL	1 London Road, Newbury for The Talbot Partnership	To form a pedestrian access to a newly formed recycling area.
30	VICTORIA	16/00657/FULEXT	Land at Former Travis Perkins, Carpenters Close, Newbury for David Wilson Homes Southern	Full planning application for the proposed conversion of extant permission of B1a offices to residential use – erection of 22 residential dwellings including affordable housing with car parking, cycle parking and associated works.
31	VICTORIA	16/01112/FULD	4A Hambridge Road, Newbury for Parmod Sharma	The erection of a block of four x 2 Bedroom Flats following the demolition of the existing building containing a mixed A3/A4 use.
32	Adjacent parish (ADJ FALKLAND)	16/00906/FULC	Falkland Cricket Club, Enborne Street, Newbury for Falkland Cricket Club	Proposed 2 storey cricket Pavilion with pub/restaurant, meeting rooms, machinery store. Demolition of existing Cricket pavilion, score box and out-buildings. Extension to car park following the demolition of the existing pavilion.
33	Adjacent parish (ADJ PYLE HILL)	16/00756/HOUSE	2 Water Lane, Greenham, Thatcham for Mrs Sarah Court	To replace existing 1.8m height timber fence on boundary between rear garden of property (2 water Lane) and highway (Greenham Road) with 2.5 height, horizontally-clad timber noise barrier/acoustic fence. To raise height of existing 1.3m height double skin brick wall on boundary between front garden of property and highway (Greenham Road) to 2.5m height, with supporting buttresses, as a privacy and noise barrier.
34	Adjacent parish (ADJ PYLE HILL)	15/03440/FULEXT	Greenacre Leisure, Pyle Hill, Newbury for Bloor Homes	Section 73A: Removal of conditions 6: contamination, 8: Construction Management Plan, 11: Sustainable Drainage, 14: Protection of root zones, 21: Refuse, or approved application 15/01907/FULEXT .
35	Adjacent parish (ADJ VICTORIA)	16/00754/HOUSE	17 Denman Drive, Newbury for Edmund Wontner	Two and half Storey side extension to a three storey town house.

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	FALKLAND	16/00902/PASSHE	43 Montgomery Road, Newbury for Ken Kenyon	Proposed replacement conservatory at rear elevation (cream Finish, Wood Frames, glazed in clear double glazed units, roof cream UVPC/aluminium roof glazed in clear double glazed units on brickwork to match existing house). Extend beyond the rear wall 3.6m, maximum height 3.5m, height at the eaves 2.3m.
2	VICTORIA	16/01004/PACOU	The Quadrant, Pembroke Road, Newbury for Ancient Order Of Foresters Friendly Society	Change of use of office building to residential use to create 12 no. units

PLANNING AND HIGHWAYS COMMITTEE MEETING

25 JANUARY 2016

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
15/03381/OUTD	Land Adjacent To Mill Court, Mill Lane, Newbury for BDZ Holdings Ltd	Four two bedroom flats over three storeys.	Objection/comment: the businesses which currently occupy Mill Court receive regular commercial deliveries of electrical components to the rear of the building. The proposed flats would leave insufficient access space and turning area for these commercial delivery vehicles to pass and turn. In addition, the lack of visibility of vehicles movements would be unsafe, and no provision has been made for storage of construction Materials. On these grounds, the proposed flats would seriously inconvenience the present commercial users of Mill Court, who have not been consulted by the applicant. The area is Zoned for commercial and industrial usage, whose currently interest should have priority. On these ground we recommend refusal.
WBC final decision – Refused Outline			
WBC final decision –			
WBC final decision –			
WBC final decision –			
WBC final decision –			

AMENDMENTS TO FOR PREVIOUS PLANNING APPLICATIONS

The following are amendments to planning applications previously discussed, details of which will be tabled at the meeting and which are available for reference at the Town Hall prior to the meeting. Members are asked to consider if any of the amendments are such that they merit a change to the original comments and if so, to raise it at the meeting.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	AMENDED PROPOSAL	NTC's Original Comments
A	FALKLAND	15/02815/FULD	2 Valley Road, Newbury for Stephen Beale	New Detached two bedroom dwelling at the rear of 2 Valley Road, Newbury with the front elevation facing Fifth Road after demolition of an existing Garage.	The applicant explained to the Committee that changes had been introduced to the plans, following representations by neighbours, but that these changes had not yet been registered with the planning authority. It is therefore not possible for the Committee to finally determine their opinion. However, from the information supplied, we are concerned that it would be out of keeping with its neighbours. In addition, it would be a construction on an existing garden, which we do not agree with.

PLANNING AND HIGHWAYS COMMITTEE MEETING

9 MAY 2016

SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
15/01638/OUTD	Rear of 108 Bartholomew Street, Newbury for Rissance Ltd	Outline application to determine development of 7 no. 1 and 2 bedroom apartment. Matters to be considered: access, appearance, layout and scale	Objection/comment: this application has been submitted without adequate consideration of the potential effects on the neighbouring Maidenhead House and Imperial Court. The height difference with Imperial Court is not stated, and it could be overbearing to Imperial Court residents. The absence of car parking is impracticable, and could result in improper parking in the Imperial Court car park. This is reserved for Imperial Court residents, who pay for their spaces.
Planning Inspectorate's decision – The appeal is dismissed. (A copy of the notice will be available at the meeting)			
15/02215/OUTD	Rear of 108 Bartholomew Street, Newbury for Rissance Limited	Outline application Development of 4 no: 2 apartments and 35 sqm B1 office space – matters to be considered layout and scale	No objection
Planning Inspectorate's decision – The appeal is dismissed. (A copy of the notice will be available at the meeting)			

From: Tony Vickers [<mailto:tonyvickers@phonecoop.coop>]

Sent: 30 March 2016 16:52

To: streetworks@westberks.gov.uk

Cc: Stephen Reed <stephen.reed@kendallkingscott.co.uk>; Hugh Peacocke <Hugh.Peacocke@newbury.gov.uk>; gardner john <johngardner@yahoo.com>; Jeanette Clifford <JClifford@westberks.gov.uk>; William Piner <member@piner.fslife.co.uk>; Jakubowski Peter <peterjakubowski@virginmedia.com>

Subject: Naming and numbering of replacement flats to 11-17 Mill Lane, Newbury

Re: 15/00170/FULEXT

I am a trustee of The Charity of Mrs Mabel Luke, which was the Applicant in this case. Our Development Sub Committee, which I chair, met with our Agent / Architect yesterday to finalise certain design and specification features of the new build almshouses. One aspect discussed was the naming and street numbering of the development.

The property immediately west of our site is 9 Mill Lane. The next along Mill Lane to the east is no.31. We will build 16 flats, so there are insufficient odd numbers to fit between 9 and 31. So we do not think Mill Lane numbers would be suitable.

We would like the development to be given the official name Mabel Luke Terrace. This will recognise our founder benefactor, who bought the land and built the existing 4 dwellings in 1928. The site will be owned by The Charity in perpetuity and also managed by us: almshouses are exempt from 'Right to Buy'.

The new flats will be in three blocks aligned to the street frontage: 4 in the first (westernmost – nearest 9 Mill Lane); 6 in each of the other two. A private access road will be between the first (confusingly referred to by us as "Block 3", because it will be built last) and the second blocks, with parking at the rear.

Although the development is not strictly a terrace, it is not a court either. We would not mind another descriptive name (i.e. neither Terrace nor Court) to be used but hope that it can be called Mabel Luke [Something].

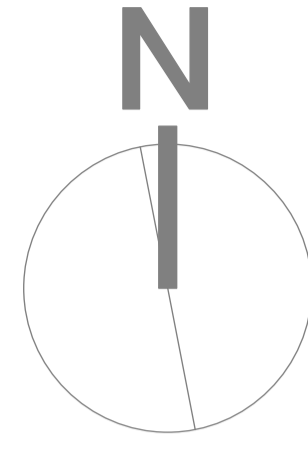
I have copied in the Town Council Chief Executive and the two town councillors who are trustees of our Charity. I believe it is normal for the local council (town / parish) to be consulted in these matters.

We would like to incorporate a 'name block' in the gable at the front of each block, which is why we wanted to put forward our wishes now, so that a final decision of the official name is made before we commence superstructure of the first block (probably this autumn).

I attach a plan of the site, as approved by the Council last May. Block 1 (nos.11-16 Mabel Luke Court) would be the easternmost; Block2 (nos. 5-10) the middle one; Block 3 (nos.1-4) the last to be built.

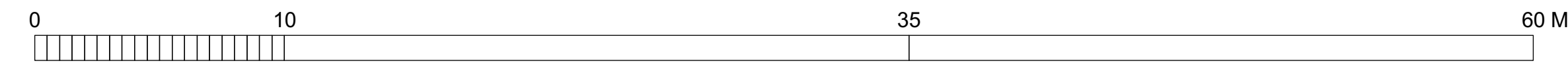
Dr Tony Vickers

for The Charity of Mrs Mabel Luke



- KEY**
- Site boundary
 - New tree
See Landscaping Plan for details.
 - Private managed landscaped area
See Landscaping Plan for details.
 - Managed garden area
See Landscaping Plan for details.
 - Permeable paving (parking spaces)
 - Hard surface paving - To be specified.
 - Concrete paving 450 x 450mm slip resistant finish. Colour to be agreed.
 - Principal entrance
 - 18CB** 1800mm high timber board fence.
 - R** 1100mm high galv. steel boundary railings.
 - Wheelchair-user activity zone.

ACCOMMODATION SCHEDULE:			
Type/No.	N ^o	Size	Comments
2B3P Flats	12No.	57.0sq.m	Plots 1-12 - 2.5 Storeys Plots 13-16 - 2 Storeys
1B2P Flats	4No.	45.3sq.m	
TOTAL	16N^o dwellings		Parking spaces - 19N ^o
Site area - 0.23h			



B 6/3/15 SR HJ Section 278 footway works added. North boundary treatment adjusted accordingly. Private drive passing zone included at entrance. Waste & recycling areas amended.

A 3/2/15 SR HJ The 'redline' site application boundary adjusted to match the location plan. Proposed finished floor levels added.

Rv. Date By Ap Note



Chartered Architects Chartered Building Surveyors Interior Designers CDM Co-ordinators Glentworth Court, Lime Kiln Close Stoke Gifford, Bristol BS34 8SR +44 (0)117 931 2062 www.kendallkingscott.co.uk	Proposed New Almshouses Mill Lane, Newbury Client The Charity of Mrs Mabel Luke	Drawing Title Proposed Site Plan Project No. 140177 L(0)01B B
Scale 1:200 Paper Size A1 Filename Mabel Luke Master.vwx © Copyright	Date 14/10/15 Drawn SR Checked HJ Status PLANNING	Rev.

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