

16 August 2016

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

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

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

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 22 August 2016 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,



**Hugh Peacocke**  
Chief Executive Officer

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

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1. **Apologies**  
*Chief Executive Officer*
  
2. **Declarations of Interest and Dispensations**  
*Chairperson*  
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
  
3. **Minutes (Appendix 1)**  
*Chairperson*  
**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 1 August 2016 (already circulated). (Appendix 1)
  
4. **Questions and Petitions from Members of the Public**  
*Chairperson*
  
5. **Members’ Questions and Petitions**  
*Chairperson*

Town Hall, Market Place, Newbury, RG14 5AA

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**6. Schedule of Planning Applications (Appendix 2)**

*Chairperson*

**To comment** on the planning applications listed at the attached schedule for which there are members of the public present.

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

*Chairperson*

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

**8. Schedule of Planning Decisions (Appendix 4)**

*Chairperson*

**To receive** and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

**9. Appeal Decisions (Appendix 5)**

*Chairperson*

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

**10. Town And Country Planning Act 1990**

**Application No: 15/03456/OUTMAJ for Land South of Garden Close Lane, Newbury for Outline planning permission for up to 85 residential dwellings (including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Andover Road and associated ancillary works. Matters to be considered: AccessNewbury Town Council's Comments:** Objection/comment: Members are opposed to this application on three grounds:1) The site lies outside the Newbury settlement boundary determined by the Development Plan Document approved in November 2015, which provides for a five-year land supply.2) The development would have an intrusive and unsightly impact on the rural landscape.3) The point of exit to the Andover Road would lie close to a sharp corner, and be unsafe, especially for cars exiting north into the fast trunk road traffic.

*Chairperson*

To note that the above-mentioned Appeal is to be decided on the basis of a Hearing. The arrangements for which is set out in the Town and Country Planning (Hearing Procedure) (England) Rules 2000. A date for the hearing is yet to be arranged. A copy of the document will be available at the meeting.

Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Monday 5 September 2016.

**To consider** next steps.

**11. A343 Sandpit Hill Wash Water 40 MPH**

*Chairperson*

**To consider** Westy Berkshire Council's proposal to make an Order under Sections 84(1) and (2) and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 the effect of which is to impose a 40 M.P.H. speed limit as follows

IN THE TOWN OF NEWBURY AND PARISH OF ENBORNE 40 M.P.H SPEED LIMIT

A343 - Between a point 9 metres south of its junction with Gorselands to the Hampshire County Council border a distance of approximately 1100 metres.

Wash Water - Between its junction with the A343 and a point 94 metres east of its junction with Spring Gardens.

**12. Heritage Working Group - Report**

*Chairperson*

**To receive** a report from Councillor Anthony Pick, Chairperson to the Heritage Working Group.

**13. Sandleford Park – Update**

*Chairperson*

**To receive** an update from Members of the Sandleford Park Working Group.

**14. Review of the Newbury Town Design Statement**

*Chairperson/Cllr Adrian Edwards*

**To consider** arrangements for the review of the Newbury Design Statement.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON MONDAY 1 AUGUST 2016 AT 7.30PM.**

**PRESENT**

Councillors, Jeff Beck; Lynne Doherty (named substitute); Adrian Edwards; John Gardner (Acting Chairperson); Elizabeth O'Keefe, Margo Payne, Andrew Steel, Tony Stretton (names substitute).

**In Attendance**

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

**42. APOLOGIES**

Councillors Jeanette Clifford, Jo Day, Miles Evans, Dave Goff, Anthony Pick, Kuldip Singh Kang.

**43. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty and Adrian Edwards 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 Adrian Edwards who are Members of West Berkshire Council Planning Committees and Lynne Doherty who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following application, Councillor Jeff Beck declared that he had prejudicial interest and took no part in the vote: **16/01909/FUL**.

In considering the following applications, Councillor, Margo Payne declared that she had been lobbied: **16/01836/COMIND**.

Councillor Margo Payne 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 agenda item 10, (Licensing Applications), Councillor Jeff Beck declared a prejudicial interest and took no part in the discussions.

In considering agenda item no: 11 (Consultation on improvements to Northcroft Lane Footway), Councillor Elizabeth O'Keefe declared that she had a personal interest.

**44. MINUTES**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Elizabeth O'Keeffe

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 11 July 2016 be approved as a correct record and signed by the Chairperson.

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

There were none.

**46. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**47. SCHEDULE OF PLANNING APPLICATIONS**

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

In considering the following applications, Councillor, Tony Stretton declared ta personal interest: **16/01407/ADV.**

**48. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**49. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**50. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence (New) 16/01105/LQN – Martin McColl Ltd – 60 Bartholomew Street, Newbury**

Applicant: Martin McColl Ltd

No objection.

**51. CONSULTATION OF WEST BERKSHIRE MINERAL AND WASTE SITES**

It was agreed that the following comments be forwarded to West Berkshire Council:

- Members were concerned at the additional traffic / HGV's that could possible access the Robinhood Roundabout / Kiln Road from Long Lane, Newbury. These roads are narrow.
- Members were concerned that the traffic generated from all mineral sites should be included in future traffic modelling for Newbury.

**52. CONSULTATION ON IMPROVEMENTS TO NORTHCROFT LANE FOOTWAY**

Councillor Elizabeth O'Keeffe supplied documentation (with pictures) showing the area and the many problems that are encountered when entering and exiting Northcroft Park. It was agreed that the information provided be circulated to all Members to consider should they wish to comment separately.

It was agreed that the following comments be forwarded to West Berkshire Council:

- Members were concerned at the narrowness of the existing footpaths as elderly people and parents with pushchairs are forced to walk in the road. Pedestrian safety should take priority.
- Members welcomed the proposed improvements to the footpath.
- The entrance to the multi-storey car park should be reinstated to Pembroke Road as soon as possible.
- The two on-street parking places that are to be lost could be relocated further along the road near the car park, where the road is wider.
- Some concerns were raised at the "One Way" aspect of the proposals as traffic to and from Northcroft Park can be heavy at times.

The Acting Chairperson thanked Councillor O'Keeffe for the documentation that she had presented to the committee.

**53. SANDLEFORD PARK – UPDATE**

It was noted that there was no further updates at this time.

**54. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT**

It was noted that the documentation / photographs for the Clay Hill Ward are to be uploaded to Drop Box by the end of this week.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.17PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
1 AUGUST 2016  
ITEM 47 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">16/01873/HOUSE</a>	28 Turnpike Road, Newbury for Mr & Mrs Ralph	Proposed reconstruction of the extension and garage existing sub-standard construction
2	No objection, on condition that the self-contained apartment cannot be sold separately	<a href="#">16/01449/HOUSE</a>	25 Fir Tree Lane, Newbury for Darryl Tozer	Conversion of garage space to create a self-contained studio apartment for elderly relative
3	No objection	<a href="#">16/01734/HOUSE</a>	106 Gaywood Drive, Newbury for Mr & Mrs Keith Hazell	Removal of the existing front entrance canopy (flat top) and replaced with a flat top extension to provide a storm porch and w/c
4	<p>Objection/comment: Members feel that this will be a serious overdevelopment which will cause the overlooking of neighbouring properties and the design is out of keeping with the surroundings. There are problems with drainage / flooding. The road is very narrow and there is no turning point for refuse / delivery vehicles, which will mean they will have to reverse out. Dangerous access &amp; egress to the proposed building adjacent Ace Space arts facility; the road is in poor condition. The location of the refuse /recycle bins is to the front of the property , approximately 3 metres from the neighbours' boundary, not sure this will work.</p> <p>Members also raised concerns regarding the lack of parking spaces being provided as there is no on street parking in this already busy road</p>	<a href="#">16/01702/FULD</a>	Land at St Nicholas Road, Newbury for Goldfinch Homes	Construction of a detached building consisting of 5 no. two-bedroom flats together with 5 parking spaces and associated cycle storage and refuse storage
5	No objection	<a href="#">16/01728/HOUSE</a>	9 Amberley Close, Newbury for Mr & Mrs Perris	Rear single storey and two storey extension
6	No comment as this is a Newbury Town Council application	<a href="#">16/01910/LBC2</a>	2 London Road, Newbury for Newbury Town Council.	As part of the planned programme of blue plaques to mark sites of interest for Newbury history, Newbury Town Council proposes to install a plaque to note that 2 London Road was ` The George and Pelican Inn, Circa 1730-1853'. This

				was the famous Speenhamland's many inns which served the coaching trade
7	Objection/comment: Members feel that this is a serious overdevelopment as this will double the footprint of the house. This development would be out of keeping with the surrounding area and cause loss of privacy & loss of light to neighbours.	<a href="#">16/01806/HOUSE</a>	28 West Gate Road, Newbury for Jason Clarke & Jane Coley	Demolition of existing conservatory, formation of new single storey rear extension, new side extension and loft conversion
8	No objection	<a href="#">16/01798/HOUSE</a>	Far End, West Gate Road, Newbury for Mr & Mrs McLellan	Demolition of existing two storey side extension, garage and green house. Formation of new two storey side extension, single storey rear extension, loft conversion and new single storey garage
9	No objection	<a href="#">16/01700/HOUSE</a>	118 Paddock Road, Newbury for Doug Nichols	Retrospective replacement of existing garage and new patio with pond
10	No objection/comment: subject to a condition being made to ensure the Fire Officers concerns being adhered too	<a href="#">16/01836/COMIND</a>	Land at Plenty, Hambridge Road, Newbury for JCAM Commercial Real Estate Property VIII Limited	Section 73: variation condition 2 – the developments must be built in accordance with the revised plans, of planning reference 08/0134/COMIND (Section 73 to vary condition 13 of planning 07/01216/COMIND to "Trade Counters hereby permitted shall not exceed 335 SQ.M in total with in unit 1 to 6 inclusive2). To make change to the approved site layout plan to realign the access road.
11	No objection/comment: signs should only be lit during business hours	<a href="#">16/01407/ADV</a>	Access House, Strawberry Hill, Newbury for Day Lewis	Proposed 1 x fascia and hanging sign
12	No objection	<a href="#">16/01909/FUL</a>	Corn Exchange, Market Place, Newbury for Corn Exchange	Instillation of 175 roof mounted solar PV panels to the south elevation
13	No objection/comment: Members felt that the addition of screening might help to maintain the correct location for chairs and tables as they are prone to expand into the surrounding area. Members also felt that the area for external use should be enforced to ensure no overspill into the line of pedestrians	<a href="#">16/01828/FUL</a>	17 Market Street, Newbury for GBK Restaurants	New external seating and planters
14	Objection/comment: Members felt that the proposed shopfront would be out of keeping in the Conservation Area.	<a href="#">16/01826/FUL</a>	17 Market Street, Newbury for GBK Restaurants	Refurbishment of existing restaurant shopfront into a GKB Restaurant shopfront
15	No objection	<a href="#">16/01829/ADV</a>	17 Market Street, Newbury for GBK Restaurants	Various signage



## APPENDIX 2

### APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days.</p> <p>Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<a href="#">16/01694/PACOU</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approval is required for the Change of Use of office (class B1) to 17 Residential Dwellings.
2	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days.</p> <p>Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<a href="#">16/01695/PACOU</a>	Lock House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approval is required for the change of use of office (class B1) to 17 Residential dwellings.
3	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days.</p> <p>Industrial businesses should not be expected to change their operations</p>	<a href="#">16/01697/PACOU</a>	Leat House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 Residential Dwellings.

	to reduce the noise etc during their working hours to suite future residential use.			
4	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<a href="#">16/01698/PACOU</a>	Mill House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approve is required for the Change of Use of Office (class B1) to 25 Residential dwellings.
5	<p>Objection/comment: Members felt that residential properties should not be permitted in this industrial area. Members felt the proposed development would cause additional traffic and parking in an already busy area, which is worse during race days. Industrial businesses should not be expected to change their operations to reduce the noise etc during their working hours to suite future residential use.</p>	<a href="#">16/01699/PACOU</a>	Weir House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 Residential dwellings.

## PLANNING AND HIGHWAYS COMMITTEE MEETING

22 August 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	BRUMMELL GROVE	<a href="#">16/01961/HOUSE</a>	14 Grove Road, Newbury for Mr McCarthy	Two storey extension to the side and rear and conversion of loft space to master bedroom suite
2	CLAY HILL	<a href="#">16/01979/HOUSE</a>	27 Kiln Road, Newbury for Richard Harding	Section 73A - Variation of Condition 3 - Materials of approved application <a href="#">15/02350/HOUSE</a> - Two storey rear extension
3	CLAY HILL	<a href="#">16/01050/ADV</a>	Gracewell Of Newbury, 370 London Road, Newbury for Noosa Development (Newbury) Ltd	2 x free standing monolith signs
4	CLAY HILL	<a href="#">16/02111/HOUSE</a>	2 Cavalier Close, Newbury for Mr & Mrs Nicholas Turnham	Retrospective - Garage to front of property
5	FALKLAND	<a href="#">16/01854/HOUSE</a>	67 Kingsbridge Road, Newbury for Mr & Mrs Griffiths	Proposed single storey rear extension following demolition of existing extension and loft conversion addition of 2 No velux Rooflights to front roof
6	FALKLAND	<a href="#">16/02113/HOUSE</a>	14 Buckingham Road, Newbury for Mr & Mrs Hounslow	Single storey rear extension
7	FALKLAND	<a href="#">16/02021/HOUSE</a>	2 Bartlemy Road, Newbury for Matthew Wilkinson	Single storey rear extension
8	FALKLAND	<a href="#">16/01830/HOUSE</a>	Oakhaven, Kendrick Road, Newbury for Brian Soulby	Rear conservatory
9	NORTHCROFT	<a href="#">16/02001/HOUSE</a>	11 Western End, Newbury for Mr & Mrs Butterwick	Proposed rear conservatory
10	ST JOHNS	<a href="#">16/02003/HOUSE</a>	26 Wendan Road, Newbury for Mr & Mrs J Woodhouse	Single and two-storey extensions to the existing dwelling
11	ST JOHNS	<a href="#">16/02033/HOUSE</a>	48 Wendan Road, Newbury for Mr & Mrs Harvey	Two storey side extension
12	ST JOHNS	<a href="#">16/01935/HOUSE</a>	8 Chandos Road, Newbury for John McAuliffe	Proposed loft conversion to provide bedroom and shower room
13	ST JOHNS	<a href="#">16/02014/LBC2</a>	123 Newtown Road, Newbury for David Cox	Proposed separation and part change of use of the site from hand car wash facility to new storage and distribution of builder's equipment and machinery (B8). Proposed refurbishment of rooms to be used for new office with w/c and kitchenette

14	ST JOHNS	<a href="#">16/02013/FUL</a>	123 Newtown Road, Newbury for David Cox	Proposed separation and part change of use of the site from hand car wash facility to new storage and distribution of builder's equipment and machinery (B8). Proposed refurbishment of rooms to be used for new office with w/c and kitchenette
15	VICTORIA	<a href="#">16/01821/FULD</a>	1 Northbrook Street, Newbury for Delaport Investments Ltd	Change of use from B2 office space to C3 residential dwellings. Internal alterations to create 5 no. studio style flats on first, second and third floor
16	VICTORIA	<a href="#">16/01822/LBC2</a>	1 Northbrook Street, Newbury for Delaport Investments Ltd	Conversion from B2 office space to C3 residential dwellings. Internal alterations to create 5 no. studio style flats on first, second and third floor.
17	VICTORIA	<a href="#">16/01942/OUTMAJ</a>	31-34 Bartholomew Street, Newbury for Rissance Ltd	Outline application for the development of 14 no. 2 bed apartments and A1 unit – matters to be considered are access; layout and scale
18	VICTORIA	<a href="#">16/01894/FUL</a>	Mulberry Court, Oddfellows Road, Newbury for Stonewater	Installation of mobility scooter store disabled facility to house 6 mobility scooters
19	VICTORIA	<a href="#">16/02082/FUL</a>	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	Re- finish shop front and close off side external entrance
20	VICTORIA	<a href="#">16/02081/ADV</a>	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	New signage
21	VICTORIA	<a href="#">16/02184/FUL</a>	7-9 Wharf Street, Newbury for Westport Leisure UK	Addition of high level lighting to external elevations of Document House
22	VICTORIA	<a href="#">16/02185/LBC2</a>	7-9 Wharf Street, Newbury for Westport Leisure UK	Addition of high level lighting to external elevations of Document House
23	VICTORIA	<a href="#">16/02104/TELE56</a>	Telecommunications Mast, Pembroke Road, Newbury for Vodafone Ltd	Proposed upgrade base station: Installation of 1 no. battery cabinet (800 x 660 x 1770mm) at rooftop level with associated ancillary works
24	<b>Adjacent Parish</b> (Clay Hill)	<a href="#">16/02009/FULD</a>	Land South of Grovelands, Pear Tree Lane, Newbury for Mr & Mrs K Wallin	Proposed new residential, fully sustainable, 3no bedroom self-build dwelling with associated parking and amenity

## 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	ST JOHNS	<a href="#">16/02142/PASSHE</a>	15 Monks Lane, Newbury for Oliver Drewitt	Single storey extension to the rear of the existing house to provide a family / dining area. Extend beyond the rear wall of the original dwelling 4m. Height 3.3m and height at eaves 2.2m

## PLANNING AND HIGHWAYS COMMITTEE MEETING

22 AUGUST 2016

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">15/03274/FULD</a>	Land To The Side Of Greenham House, Greenham, Newbury for Forbury Gardens Day Nursery	Erection of building containing 9 x 2 bed flats with associated car parking and cycle storage	No objection
<b>Notification received from WBC – WITHDRAWN by applicant</b>			
<a href="#">16/01329/FULD</a>	35A Glendale Avenue, Newbury for Mr & Mrs Swift	Proposed alterations and extension to existing garage to form two 1-bedroom apartments with parking and amenity space. New access from highway to one parking bay with associated dropped kerbs.	Objection/comment: The two proposed dwellings would have negligible amenity space, contrary to the standards in the SPD on Residential Development. At 128 dph density, they would be an overdevelopment for the site. The proposed carport would intrude on the privacy of No 35 Glendale Avenue.
<b>WBC final decision – Refused</b>			
<a href="#">16/01414/OUTD</a>	Rear of 108 Bartholomew Street, Newbury for Ressance Limited	Outline application for the development of 7 no. 1 and no.2 bedroom apartments. Matters to be considered: Access, Appearance, Layout and Scale.	Objection/comment: The proposed flats would be an overdevelopment, and would excessively dominate neighbouring residential dwellings. As a new development, it should conform to the emerging standards on car parking, which it does not as no parking is provided. It would not provide any amenity space, contrary to the Council's amenity space standards.
<b>WBC final decision – Refused</b>			
<a href="#">16/01806/HOUSE</a>	28 West Gate Road, Newbury for Jason Clarke & Jane Coley	Demolition of existing conservatory, formation of new single storey rear extension, new side extension and loft conversion	Objection/comment: Members feel that this is a serious overdevelopment as this will double the footprint of the house. This development would be out of keeping with the surrounding area and cause loss of privacy & loss of light to neighbours.
<b>Notification received from WBC – WITHDRAWN by applicant</b>			

<a href="#">16/01463/OUTD</a>	Upcot, Tydehams, Newbury for Brian Willis	Demolition of existing dwelling house, redevelopment with residential care home – matters to be considered access, layout and scale	Objection/comment: 1. The exit from Tydehams to Andover Road would remain unsafe for any increase in vehicle movements. We support the concerns of the Highways Officer in this regard. 2. We oppose any change from the residential character of the area, the unique architectural character of Tydehams, or the character of Andover Road as a gateway road to Newbury. Such changes would be introduced by this application, in our view inappropriately. 3. In particular, the application would in our opinion be contrary to the Newbury Town Design Statement. 4. The development would set a bad precedent for potential redevelopment of Tydehams dwellings
<b>Notification received from WBC – WITHDRAWN by applicant</b>			

<a href="#">16/01446/FULD</a>	19 Battery End, Newbury for Mrs Waller	Erection of 1 No. 3 bed dwellings with parking, amenity space and associated works.	Objection/Comment: 1. This proposed garden development would be out of keeping with the character of the area. 2. The path leading to the site is not owned by the applicant, who has no right to assign it for use by a separate dwelling. 3. The path could not take builders' vehicles, which would have to park in the road. It is a grass track, and there are no proposals to improve its surface. 4. The exit from the path onto Battery End would be dangerous. 5. It was noted that, the development would adversely affect the roots of a number of mature and semi-mature trees in the garden of 19 Battery End and along the access path. We suggest that TPO's be applied to these trees as appropriate. 6. The house would significantly overlook both No. 6 Charles Street and the adjoining houses in Falkland Road. The Falkland Road houses are not correctly indicated on the map used in the application. 7. Removal of the present on-site parking spaces of 19 Battery End will increase the number of cars parked in the road. It is already heavily parked, and is regularly used by cars wishing to avoid the traffic lights outside Park House School.
<b>WBC final decision – Refused</b>			

<a href="#">16/01645/FUL</a>	10 Mayfair Drive, Newbury for Peter Bell	Section 73A: Removal of condition 4: Construction Method Statement, 7: Dust Mitigation, 11: Code for Sustainable Homes. Variation of condition 8: Contaminated Land, of planning permission 13/03013/FUL: Proposed Demolition of sub-standard swelling and the erection of a new 4 no. b bedroom dwelling with associated parking and amenity	Given that the house has been built, we are not clear why this application is necessary.
<b>WBC final decision – Approved</b>			

<a href="#">15/03228/FULEXT</a>	11-15 Bartholomew Street, Newbury for Lunar Retail Sarl	Demolition of all existing buildings to facilitate the mixed use redevelopment of the site for residential and commercial uses compromising 4 units for class A1/A2/A3 use at ground floor with 47no. class 3 flats (15x1 bed and 32x2 beds) on up to three upper floors, provision of ground floor car/cycle parking and refuse storage areas and landscaped amenity areas at ground and first floor levels	Objection/comment: Members do not object to the principle of this application, but believe that it is flawed in a number of respects. 1) As has been pointed out, under the new rules 62 parking space should be provided for residents. 2) It is essential (not just desirable) that parking spaces are provided for each of the retail units, so as not to interfere with residents' parking. 3) The design does not blend sufficiently well with the neighbouring buildings in Bartholomew Street. Only red brick of consistent appearance with the rest of the street should be employed. 4) Residential windows facing the street should be fitted with acoustic glazing, to protect residents from possible noise from the pub opposite. 5) We support the observations of the Archaeology Officer on the archaeological significance of the site, and his recommended actions. 6) Concerns were raised regarding the viability Assessment, this should be scrutinised
<b>WBC final decision – Approved</b>			



## PLANNING AND HIGHWAYS COMMITTEE MEETING

22 AUGUST 2016

## SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">15/02994/ADV</a>	24 Northbrook Street, Newbury for WHSmiths PLC	1no externally illuminated fascia sign and 1no externally illuminated double sided projecting sign	The Committee objected to this application and recommend that permission be refused.
<b>Planning Inspectorate's decision – The appeal is allowed. (A copy of the notice will be available at the meeting)</b>			
<a href="#">16/00233/HOUSE</a>	12 Bunkers Hill, Newbury for Mr & Mrs R Dickens	First floor extension and garage conversion	No objection/comment: The building of a first-floor extension above a garage which adjoins the house is an established practice, and the effect on the street scene will not be so harmful as to outweigh the benefits in improved accommodation
<b>Planning Inspectorate's decision – The appeal is allowed. (A copy of the notice will be available at the meeting)</b>			