

18 October 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 24 October 2016 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

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

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

- 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 Planning Decisions (Appendix 3)**
Chairperson
To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.
- 8. Schedule of Licensing Applications (Appendix 4)**
Chairperson
To comment on the licensing applications listed at the attached schedule.
- 9. Newbury Town Plan (Appendix 5, to follow)**
Chairperson
To consider proposals for the preparation of a Newbury Town Plan, including establishing a Steering Group and Terms of Reference for the Group
- 10. Naming and numbering of the development of Northcroft House & Avon Bank House (15/01082/FULEXT) (Appendix 6.1 and 6.1)**
Chairperson
The developer of the Northcroft house & Avonbank House, has suggested the names, Avon Bank Lodge & Honeysuckle Lodge, for the 59 Retirement apartments in this development.
To consider the names proposed for Northcroft House & Avon Bank House, West Street, Newbury and advise the Planning Authority of this Council's views.
- 11. Sandford Park – Update**
Chairperson
To receive an update from Members of the Sandford Park Working Group.
- 12. Review of the Newbury Town Design Statement**
Chairperson/Cllr Adrian Edwards
To update the Committee on the review of the Newbury Town Design Statement.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
MONDAY 03 OCTOBER 2016 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jo Day; Lynne Doherty; Adrian Edwards; Dave Goff; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang and Andrew Steel.

In Attendance

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

66. APOLOGIES

Councillors Jeanette Clifford; Miles Evans; John Gardner.

67. DECLARATIONS OF INTEREST

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

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

In considering the following application, Councillor Jeff Beck declared that he had personal interest and took no part in the vote: **16/02344/LBC2**

In considering the following application, Councillor Adrian Edwards declared a prejudicial interest and took no part in the vote: **16/02471/HOUSE**

In considering the following application, Councillor Dave Goff declared that he had personal interest and took no part in the vote: **16/02398/HOUSE**

In considering the following application, Councillor Kuldip Singh Kang declared that he had personal interest and took no part in the vote: **16/02471/HOUSE**

In considering the following application, Councillor Anthony Pick declared that he had personal interest and took no part in the vote: **16/02357/LBC2**

In considering agenda item 10, (Proposed Relocation of Newbury Crown Post office), Councillor Kuldip Singh Kang declared a personal interest

In considering agenda item 8, (Licensing Applications), Councillor Jeff Beck declared a prejudicial interest and took no part in the discussions.

68. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Jo Day

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 12 September 2016 be approved as a correct record and signed by the Chairperson.

69. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

70. MEMBERS' QUESTIONS AND PETITIONS

There were none.

71. SCHEDULE OF PLANNING APPLICATIONS

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

72. APPEAL DECISIONS

The information was received and noted by the Committee.

73. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence New 16/01371/LQN – Khonkean Thai Cuisine – 102A Bartholomew Street, Newbury**

Applicant: Mr Buaphan Chekrak

No objection.

74. NEWBURY TOWN PLAN

The Committee considered the report sent by the Chairman and agreed to follow the recommended approach, that is, to work towards a Town Plan which would feed into the review of the Core Strategy, rather than a Neighbourhood Development Plan, per the Localism Act. It was noted that this Plan would be regarded as a material consideration by the Planning Authority when processing planning applications in the area covered by the Plan.

It was agreed that a working group be formed to include Councillors Anthony Pick, Adrian Edwards, John Gardner, and Jeanette Clifford. CEO to inform all Members and invite volunteers.

75. PROPOSED RELOCATION OF NEWBURY CROWN POST OFFICE

The information was received and noted by the committee.
It was noted that there is a war memorial located in the Post Office and the CEO was requested to write seeking details of its safe relocation following any move by the Post office.

76. 2016/17 WINTER SERVICE PLAN - CONSULTATION

This Item was deferred to a future meeting.

76. SANDLEFORD PARK – UPDATE

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

77. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

It was noted that the review of Brummell Grove is still outstanding and Cllr. Payne agreed to progress this matter.

It was agreed that the working group would convene on the 10th October 2016 to discuss the next steps.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.59PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
3 OCTOBER 2016
ITEM 71 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/02434/HOUSE	12 Cromwell Road, Newbury for Mr & Mrs Bees	Loft conversion
2	No objection	16/02471/HOUSE	50 Fifth Road, Newbury for Mr & Mrs Skelly	Two storey extension to west and part rear – north to form a) garage and extended kitchen on ground floor and b) extend bed 3 (including en-suite) and extend the family bathroom on first floor
3	No Objection	16/02127/HOUSE	4 Oaken Grove, Newbury for Mark Russell	Two storey rear extension
4	No objection/comment: Subject to the comments made by the Tree Officer.	16/02398/HOUSE	Belvedere, Garden Close Lane, Newbury for Mr Niall Garrett	First floor extension on top of existing single storey extension to side of existing detached house. The extension will have pitched tiled roof to match and the dormer window to the front of the property will have the flat roof replaced with a pitched roof to match
5	Objection/comment: It appears from the plans that the rear gardens of 75 and 77 Essex Street will be intrusively overlooked and that 77 Essex Street will suffer a significant loss of light.	16/02148/HOUSE	79 Essex Street, Newbury for Mr & Mrs Santosh	Proposed replacement two-storey rear extension
6	No objection	16/02352/HOUSE	36 Donnington Square, Newbury for Mr & Mrs J D & C Skinner	Demolition of outside wc building to form larger driveway. New double garage and single storey extension with entrance porch
7	No objection	16/02308/HOUSE	7 Ormonde Gardens, Newbury for Mr & Mrs P Richards	The erection of a glazed porch to link the existing house with the garage
8	No objection	16/02491/HOUSE	11 Castle Grove, Newbury for Mr & Mrs Rosser	Proposed two-storey side extension, single storey rear extension, front porch and detached garage
9	Objection/comment: The entrances to the three houses will be in Wallis Gardens, which runs alongside the Bowls Club and then turns through 90° along the rear of the site where residents' houses are located. 1. At present, parents delivering children to the recently extended Willows School, which adjoins Wallis Gardens, park their cars along the	16/02326/FULD	West Berks Bowls Association Ltd, Pyle Hill, Newbury for West Berks Indoor Bowls Association Limited	Erection of 3 x two Storey three bed houses with attached garages

	<p>whole length of Wallis Gardens fronting the site, and round the 90° bend in front of residents' houses. They then use the turning circle at the end of Wallis Gardens to turn. As the road is narrow, residents have difficulties manoeuvring past these parked vehicles round the 90° bend, and near misses have occurred.</p> <p>2. The proposed houses will block the view at the 90° bend, causing further risk to those coming round the corner.</p> <p>3. Refuse collection vehicles are continuing to be obstructed from time to time by these parked cars.</p> <p>4. We suggest that approval of this application is delayed until these traffic risks are assessed and appropriate mitigation measures are taken in consultation with local residents. These risks were pointed out by the Town Council when the earlier application 14/00101 was considered.</p>			
10	No comment – left to judgement for West Berkshire District Council.	16/02386/HOUSE	79 Newtown Road, Newbury for Mr & Mrs Gardner	Proposed first floor extension with revisions of previous application 00/01492/HOUSE for which work was started within the prescribed period. To reduce the scale of first floor design, change external materials and design of roof to allow for solar panels on south facing slope
11	No objection	16/02450/ADV	4 Mansion House Street, Newbury for White Stuff Ltd	New branded White Stuff signage and side hanging blade sign. Existing fascia and shop front to be sanded, sealed and decorated. New hanging blade sign and bracket, timber hanging sign to be repainted to match fascia with vinyl lettering in cream
12	No objection/comment; However, we suggest that a fence of this height will adversely affect the street scene, and that it should be lowered.	16/02393/HOUSE	127 Boundary Road, Newbury for Mrs Dulcie Sen	Increase the height of the garden fence and sliding gate along boundary road to 210cm Tall
13	No objection	16/02367/FUL	Blissard House, Abex Road, Newbury for Pollet Water Group	Change of use of a building from B1 use to a B8 use

14	Objection- not in keeping with the character of the area	16/02436/LBC2	4 Bridge Street, Newbury for 7 Bone Holdings Ltd	Provision of new shop fascia sign to be manufactured from satin silver anodised, aluminium extrusion, internally reinforced. The sign panels to be 5mm opal acrylic panels with magnetic strips. The letters and graphics to be cut from red and black acrylic, with corresponding magnetic strips on the back. A pink neon sign to read dive to be hung internally in the front window
15	Objection- not in keeping with the character of the area	16/02209/ADV	4 Bridge Street, Newbury for 7 Bone Holdings	The fascia sign to be manufactured from satin silver anodised, aluminium extrusion, internally reinforced. The sign panels to be 5mm opal acrylic panels with magnetic strips. The letters and graphics to be cut from red and black acrylic, with corresponding magnetic strips on the back. A pink neon sign to read dive to be hung internally in the front window
16	Support/comment; On the understanding that the solar panels will be out of sight and not conspicuous.	16/02433/LBC2	Corn Exchange, Market Place, Newbury for Corn Exchange	Instillation of 175 Roof mounted solar panels to the south elevation of the Corn Exchange
17	No objection	16/02337/FUL	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarket Ltd	Erection of 1 Automatic Number Plate Recognition Camera, pole and sign alongside 19 associated parking signs within a food store care park
18	No objection	16/02338/ADV	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarket Ltd	Erection of 1 Automatic Number Plate Recognition Camera, pole and sign alongside 19 associated parking signs within a food store care park
19	No comment – leave judgment to West Berkshire Council.	16/02359/LBC2	Suite 1, Old Town Hall, Market Place, Newbury for Soulstice wellbeing	Change of use from A1 Retail into D1 Clinic with minor amendments to internal layout
20	Objection/comment: The size, garish colouring, and number of the proposed signage is inappropriate for a residential area, would be quite out of keeping, and should be substantially reduced in number and extent.	16/02540/ADV	The Starting Gate, 75 Brummell Grove, Newbury for The Southern Co-Operative Ltd	Instillation of two fascia signs, two projecting signs, one parking sign, four poster signs and two window graphics
21	Objection/comment: In accordance with the views of the Conservation Officer, we see no justification for the removal of the chimney, which is an integral feature of the listed building. If it is defective, it	16/02537/LBC2	Millers House, Church Lane, Shaw, Newbury for David Merriott	Removal of chimney and chimney stack on apex of roof at west end of the property

	should be repaired. If it were removed, it would be difficult to resist an application to remove the other chimneys.			
22	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02497/PACOU	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
23	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02498/PACOU	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
24	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02499/PACOU	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 24 residential dwellings
25	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial	16/02500/PACOU	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 25 residential dwellings

	premises. We also support the objection of neighbouring businesses at the potential increase in traffic.			
26	Prior Approval should be required. The site is well within the Hambridge Road trading estate which is zoned for commercial and industrial occupation. Newbury cannot afford the loss of office space which it would represent, and the application would provide a bad precedent for other commercial premises. We also support the objection of neighbouring businesses at the potential increase in traffic.	16/02501/PACOU	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 24 residential dwellings

PLANNING AND HIGHWAYS COMMITTEE MEETING

24 OCTOBER 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	16/02797/HOUSE	27 Fir Tree Lane, Newbury for Stefan Racz	Conversion of a garage space to create a self-contained studio apartment for our au pair.
2	FALKLAND	16/02784/HOUSE	5 Montgomery Road, Newbury for Mr & Mrs Lally	Proposed single storey rear and side extensions, new porch and internal alterations.
3	NORTHCROFT	16/02746/FUL	20 – 22 The Broadway, Newbury for Mrs O'Rourke	Change of use of ground floor front and first floor from D2 to B1 (office)
4	NORTHCROFT	16/02747/LBC2	20 – 22 The Broadway, Newbury for Mrs O'Rourke	Change of use of ground floor front and first floor from D2 to B1 (office)
5	NORTHCROFT	16/02683/HOUSE	9 Amberley close, Newbury for Mr & Mrs Perris	Construct a first floor extension (25m ²) above the existing single storey building to the side of the house to provide a bedroom and en-suite. Construct a single storey lean-to-extension (14m ²) to the rear of the property to provide a kitchen/dining area.
6	STJOHNS	16/02681/FUL	The Litten Newtown Road Newbury for PJ Garrett Builders	Proposed change of use and conversion into 7 no. residential flats with associated internal alterations
7	STJOHNS	16/02685/LBC2	The Litten Newtown Road Newbury PJ Garett Builders	Proposed change of use and conversion into 7 no. residential flats with associated internal alterations
8	VICTORIA	16/02566/ADV	6 Northbrook Street, Newbury for HSBC CRE	1No fascia sign – internally illuminated. 1No projecting sign – internally illuminated.
9	VICTORIA	16/02584/OUTD	3 Clarendon Gardens, Newbury for Mr & Mrs P Rosier	Erection of 1 no. two-bedroom dwelling with associated parking. Matters for consideration: Access and Layout.
10	VICTORIA	16/02203/LBC2	24 Northbrook Street, Newbury for W H Smith	Removal and instillation of external signage.
11	VICTORIA	16/02561/LBC2	7 Park Terrace, Newbury for Sam Hurd	Installation of Velux roof window to front elevation.
12	VICTORIA	16/02585/LBC2	49 Cheap Street, Newbury for S A R Property Investment Ltd	Alteration to ground floor shop premises modern partitions and linings; alteration to second floor bathroom to create new shower room and second bedroom, including removal of modern partitions and levelling of flooring; essential internal and external repairs/alteration affecting both historic building elements. New roofing to rear elevation.
13	VICTORIA	16/02312/FULD	Arcade House, The Arcade, Newbury for Munro Properties Ltd	Change of use from commercial (office) premises to 3 residential flats.
14	VICTORIA	16/02315/LBC	Arcade House, The Arcade, Newbury for Munro Properties Ltd	Change of use from commercial (office) to three residential flats.

15	VICTORIA	16/02463/FUL	The Robin Hood, 110 London Road, Newbury for Mitchells and Butlers Leisure Retail Limited	Full external and internal refurbishment to include new LED external and internal lighting to existing points, replacement double half-glazed external timber doors to main entrance, additional access car parking space. Externally: raising of crowns and cutting back of existing trees, removal of shrubs, repairs to fencing and windows, additional access car parking space, repairs to kerbs and construction of new inner posts to the car park entrance to match existing. Existing ironmongery to be removed and replaced with new in-ground planters. Doors to main entrance to be replaced with new double half-glazed external timber doors. Removal of modern pergola. Infill to window using horizontal timber cladding, interior to be infilled with stud wall. Internally: new flooring, stud walls, traditionally made joinery screens and fixed seating, removal of raised area. New stud walls installed either end of carvey, walls to cut back at carver back fitting. Back fitting to be partially altered with new details within existing modules. Fire exit side lights to be re-glazed with clear glass. Refitting of existing WCs, female WC to have new walls and doors constructed to form alternate entrance. New accessible WC to be formed via stud wall installation and removal of existing fireplace. New display wall in restaurant.
16	VICTORIA	16/02464/LBC2	The Robin Hood, 110 London Road, Newbury for Mitchells and Butlers Leisure Retail Limited	Full external and internal refurbishment to include new LED external and internal lighting to existing points, replacement double half-glazed external timber doors to main entrance, additional access car parking space. Externally: raising of crowns and cutting back of existing trees, removal of shrubs, repairs to fencing and windows, additional access car parking space, repairs to kerbs and construction of new inner posts to the car park entrance to match existing. Existing ironmongery to be removed and replaced with new in-ground planters. Doors to main entrance to be replaced with new double half-glazed external timber doors. Removal of modern pergola. Infill to window using horizontal timber cladding, interior to be infilled with stud wall. Internally: new flooring, stud walls, traditionally made joinery screens and fixed seating, removal of raised area. New stud walls installed either end of carvey, walls to cut back at carver back fitting. Back fitting to be partially altered with new details within existing modules. Fire exit side lights to be re-glazed with clear glass. Refitting of existing WCs, female WC to have new walls and doors constructed to form alternate entrance. New accessible WC to be formed via stud wall installation and removal of existing fireplace. New display wall in restaurant.

17	VICTORIA	16/02212/LBC2	4 & 4A Bridge Street, Newbury for Mr Richard Zammit	To Provide an internal lobby to entrance number 4 and number 4A Bridge Street for means of escape in the event of a fire. New door to No. 4 to be plain s/w door with porthole window, outward opening to meet fire regulations. Door to No. 4A to be an s/w Painted panelled door with glazed upper panel, to open outwards. Glazed lobby to have skirting matching mouldings on shop front, levels to run through. Frame to be softwood painted to match external decorations.
18	Adjacent Parish (NORTHCROFT)	16/02733/HOUSE	Luccombe, Love Lane, Shaw, Newbury for Mr & Mrs J Izzo	Two Storey side extension for enlarged kitchen dining area new study and bedroom and en-suite with internal alterations and demolition of existing garage.
19	Adjacent Parish (VICTORIA)	16/02514/RESMAJ	Newbury Racecourse Plc, The Racecourse, Newbury for Newbury Racecourse Plc	Approval of reserved matters following outline application permission 14/03109/OUTMAJ . Matters to be considered: Landscaping

PLANNING AND HIGHWAYS COMMITTEE MEETING

24 OCTOBER 2016

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01935/HOUSE	8 Chandos Road, Newbury for Chris Eke	Proposed loft conversion to provide bedroom and shower room.	Objection/comment: Members considered that the two large dormer windows proposed for the rear of the house are disproportionate with the building and will overlook the rear garden of neighbours.
Notification received from WBC – Approved			
16/02187/LBC2	53 Cheap Street, Newbury for Boldhurst Properties Ltd	Install A/C unit on rear garden wall.	Objection/comment: insufficient information is given to provide assurance that the noise from the unit will not disturb the nearby residents of Carnegie Road and the flat above 53 Cheap Street.
WBC final decision – Approved			
16/02241/FUL	41 Cheap Street, Newbury, for KCS Properties Ltd	Change of use from A1 (shop) to a flexible use compromising of A1 (shop), A2 (financial and professional services) A3 (restaurants and cafes) A4 (drinking establishments), A5 (hot food takeaway) or Sui Generis (restaurant, bar cabaret and adult entertainment venue use)	Objection/comment: while sympathising with the desire of the applicant to find a commercial use for this site, we cannot agree with so wide-ranging an application whose effect in the listed building cannot be predetermined
WBC final decision – Approved			
16/02079/FULD	Land Adjacent To 12, Normay Rise, Newbury for Mrs Southward and Ms Clancy	Erection of a new 3 bedroom dwelling, parking, turning access.	Objection/comment: 1. The property and its garden will be intrusively overlooked from the first and second floor windows and French doors of 12 Normay Rise, which are being installed under an extant planning consent. Similarly, 12 Normay Rise would be overlooked from the new house. 2. Under the plans, the site access could only be approached along Normay Rise from the west, which would not be appropriate for a domestic dwelling. Closeness of the proposed access to the entrance of 12 Normay Rose and to the corner with Glendale Avenue would in our opinion be dangerous.
WBC final decision – Refused			

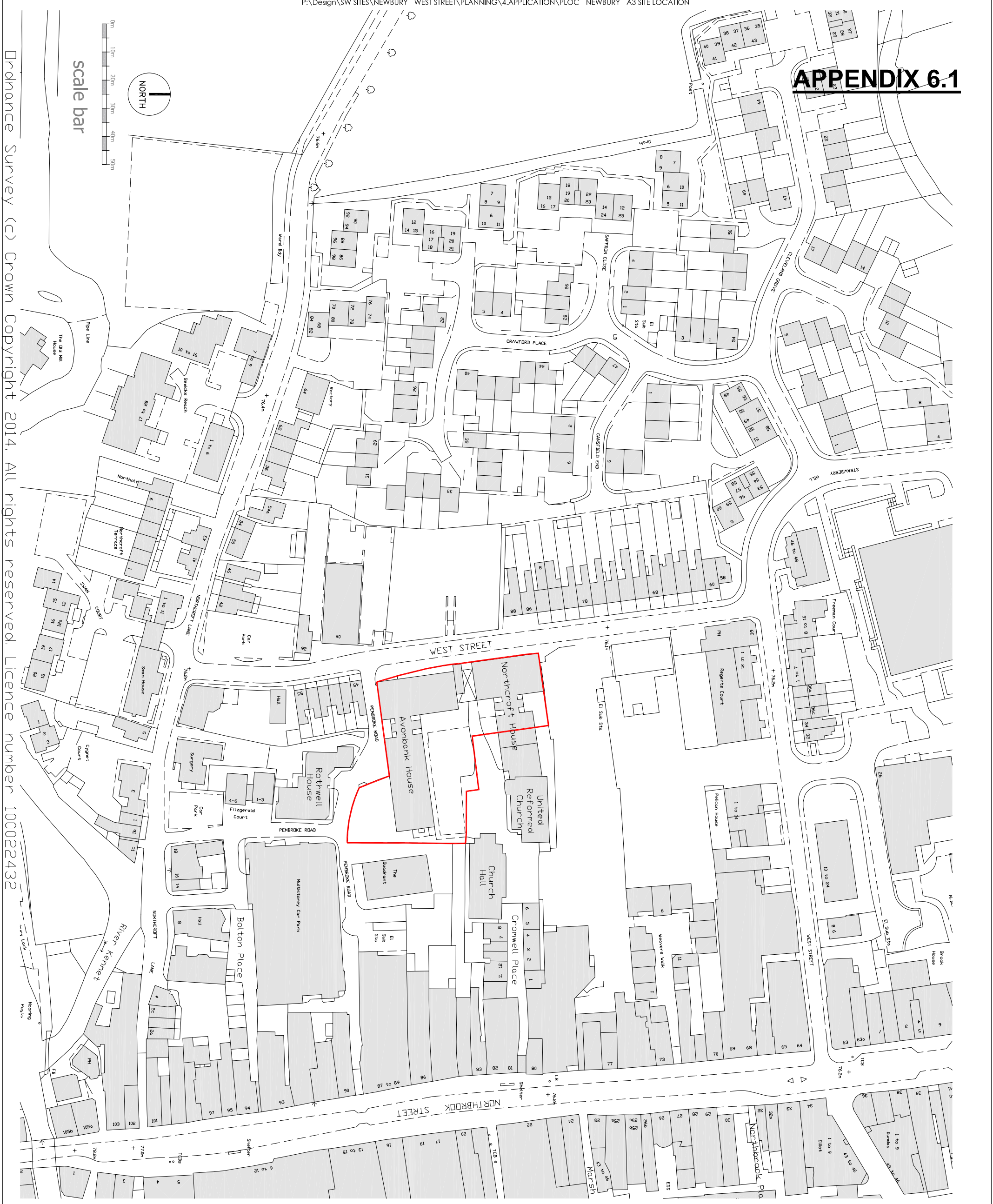
**PLANNING AND HIGHWAYS COMMITTEE MEETING
24 OCTOBER 2016**

SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences) Regulations 2005 Premises Licence – Variation Ref: 16/01450/LQN	Applicant: Camp Hopson (Newbury) Limited Location: Camp Hopson Department + Home Store, 7-11 Northbrook Street, Newbury, Berkshire, RG14 1DN	Proposal: <ul style="list-style-type: none"> - Variation to premises opening hours and hours for sale of alcohol. - Current Licensed Hours - Supply of Alcohol - Monday to Saturday 09:00 to 17:30 and Sunday 10:30 to 16:30 - Variation requested following refurbishment of store - Supply of Alcohol - Monday - Wednesday and Friday- Saturday 09:00 to 18:00 - Thursday 09:00 to 19:00 - Sunday 10:30 to 16:30

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences) Regulations 2005 Premises Licence – New Ref: 16/01449/LQN	Applicant: Stephen Tilley Location: West Cornwall Pastry Co, 1 Northbrook Street, Newbury, Berkshire, RG14 1DJ	Proposal: <ul style="list-style-type: none"> - Supply of Alcohol - Monday to Sunday 10:00 to 20:00

APPENDIX 6.1



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REVISIONS	Date	By

Scale 1:1250 @ A3 Date MAY 2014
 Drawing No. 10064NB - PLOC *
 Drawn by TL Checked by Rev.

Drawing Title
 LOCATION PLAN
 PLANNING APPLICATION

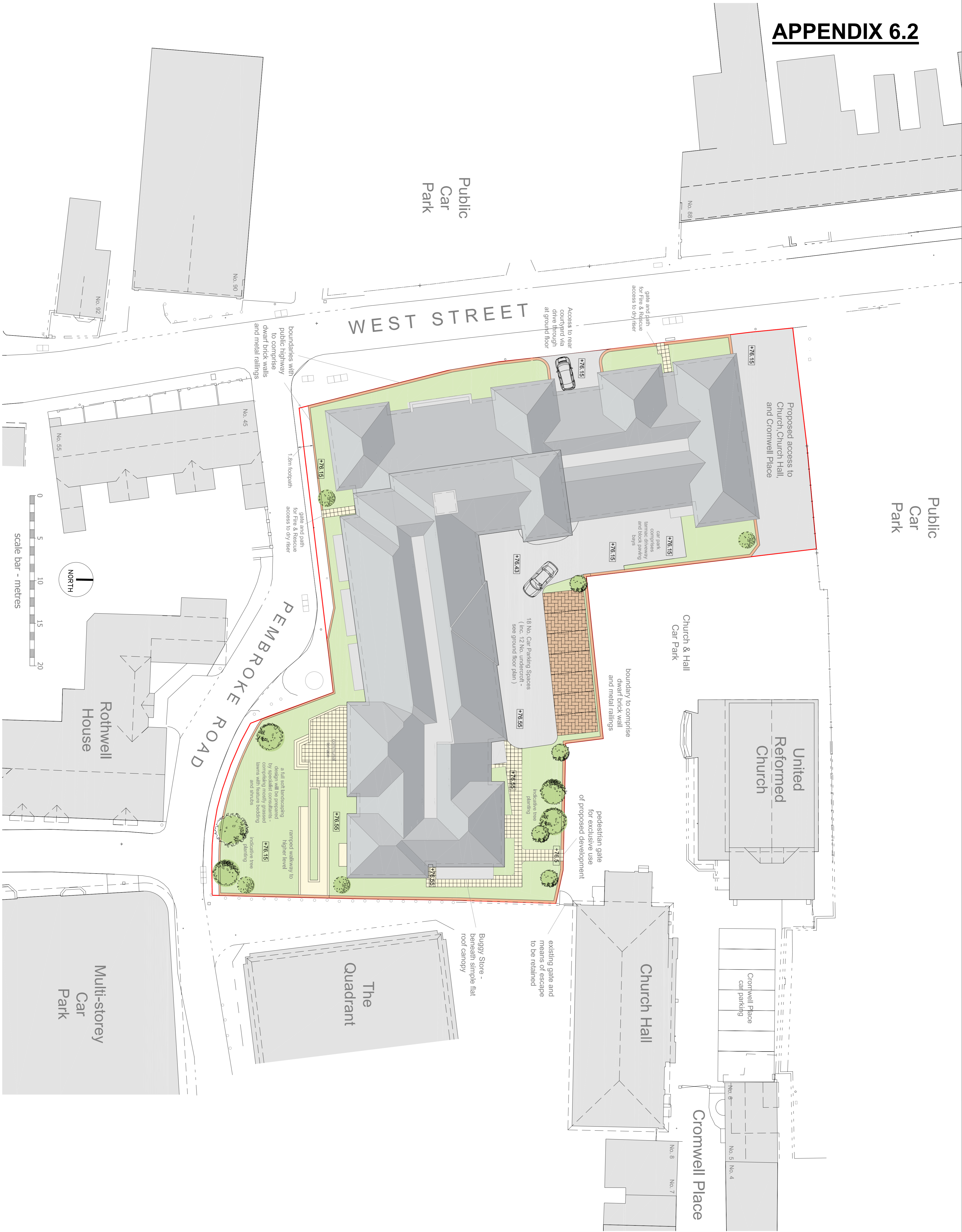
Project Title
 Cat II Sheltered Housing
 West Street
 NEWBURY
 RG14 1BZ

Client

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planningissues
 townplanning and architectural design

John Shelbourn RIBA
 Group Design Director
 Millstream House + Practice
 Ringwood + Northgate B310 3AG
 Tel: 01425 46210
 Email: design@planningissues.co.uk



REVISIONS

Rev.	By	Date
A.	Reduced scheme	01/09/14 KRS
B.	Water Footprint	23/09/14 KRS
C.	border	3/10/14 KRS
D.	Costs repositioned	3/10/14 KRS
E.	Costs repositioned	3/10/14 KRS
F.	Costs repositioned	3/10/14 KRS
G.	Costs repositioned	3/10/14 KRS
H.	Costs repositioned	31/10/14 KRS

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OWN PLANNING AND
ARCHITECTURAL DESIGN

John Shelbourn, RIBA
 Group Design Director
 14, The Quadrant, Newbury, RG14 1BZ
 Telephone: 01493 442179
 Fax: 01493 442110
 Email: john@planningissues.co.uk

Client

Churchill Retirement Living

Project Title
 Cat II Sheltered Housing
 West Street
 NEWBURY
 RG14 1BZ

Drawing Title
 SITE PLAN
 PLANNING APPLICATION

Scale: 1:200 @ A1 Date: MAY 2014
 Drawn: TL Checked: Rvw.
 Drawing No: 10064NB - P01 H