

28 February 2017

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

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

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

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 06 March 2017 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 13 February 2017 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**  
*Chairperson*
- 5. Members’ Questions and Petitions**  
*Chairperson*

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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 Licensing Applications (Appendix 4)**

*Chairperson*

**To comment** on the licensing applications listed at the attached schedule.

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

**Application No: 16/02203/LBC2 for the removal and installation of external signage for 24 Northbrook Street, Newbury.**

**Newbury Town Council's Comments:** No objection

*Chairperson*

**To note** that the above-mentioned Appeal is to be decided on the basis of an exchange of written statements by the Appellant and West Berkshire Council. 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 Tuesday 14 March 2017

**To consider** next steps.

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

*Chairperson*

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

**11. Town Design Statement**

*Chairperson*

**To Update** the Committee on the public consultation.

**12. Newbury Town Plan (Appendix 5)**

*Chairperson*

**To note** the draft minutes of the Steering group meeting held on 15 February 2017 (appendix 5) and

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

**13. Sandlesford Park Working Group – Update**

*Chairperson*

**To receive** an update on any relevant information.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
MONDAY 13 FEBRUARY 2017 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson).

**In Attendance**

Granville Taylor, Community Services Manager  
Kym Tucker, Corporate Services Officer

**140. APOLOGIES**

Councillors: Miles Evans; Margo Payne & Kuldip Singh Kang.  
Absent: Cllr Andrew Steel

**141. EXTRA AGENDA MOTION****150th ANNIVERSARY OF NEWBURY WEEKLY NEWS**

Newbury Weekly News have been reporting on this Council and its predecessor for that entire period with accuracy and in addition to that they pay close attention to our press releases and the publishing of our letters.

**PROPOSED:** Councillor Anthony Pick (Chairperson)

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** The Committee resolved a vote of congratulations to the Newbury Weekly News on their 150<sup>th</sup> year Anniversary.

**142. DECLARATIONS OF INTEREST**

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

In considering the following application, Councillor Adrian Edwards declared that he had prejudicial interest and took no part in the vote: **17/00060/FUL**

In considering the following application, Councillor Elizabeth O'Keeffe declared that she had personal interest: **17/00060/FUL**

In considering the following application, Councillor Elizabeth O’Keeffe declared that she had prejudicial interest: **16/03422/FULMAJ**

In considering the following application, Councillor Elizabeth O’Keeffe declared that she had prejudicial interest: **16/03438/HOUSE**

In considering Agenda item 9, (Licencing Applications), Councillor Jeff Beck declared that he is a Member of the West Berkshire Council Licencing Committee, and took no part in the vote: **17/000142/LQN**

In considering Agenda item 9, (Licencing Applications), Councillors Jeanette Clifford and Dave Goff declared a personal interest: **17/000142/LQN**

In considering Agenda item 9, (Licencing Applications), Councillors Adrian Edwards & Anthony Pick declared a prejudicial interest and took no part in the vote: **17/000142/LQN**

#### **143. MINUTES**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Adrian Edwards

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 23 January 2017, be approved as a correct record and signed by the Chairperson.

#### **144. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

#### **145. MEMBERS’ QUESTIONS AND PETITIONS**

There were none.

#### **146. SCHEDULE OF PLANNING APPLICATIONS**

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

#### **147. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

#### **148. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**149. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence New 17/000142/LQN – 5 Cheap Street, Newbury, Berkshire, RG14 5DD**

Applicant: Newbury Conservative Club

The Committee were unable to determine this application, as three Committee Members withdrew because of prejudicial conflicts of interest. This left the Committee inquorate.

**150. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

No meeting took place as there were no cases.

**151. TOWN DESIGN STATEMENT**

The consultation is to run until Sunday 19<sup>th</sup> February. The open day held in the Town Hall on the 6<sup>th</sup> February saw 57 members of the public, of which, 20 left a written response on the day. There have also been 12 responses online to date.

The Community Services Manager thanked those Councillors who attended in the Town Hall Chamber to offer advice and guidance to the public. He also gave thanks to Tony Hiller on the open day for arranging the display, including running a slide show, and laptop for online responses.

Newbury Town Council are hoping to promote the last few days of the consultation on social media and Members who are active on social media might do the same, with some help from the team at Newbury Weekly News. After the consultation closes we will be in touch with the Working Group to consider the responses in order to give recommendation to the Committee for the review of the Town Design Statement. In the meantime we still welcome any photographs Members might submit, showing changes or new developments in the Wards over the past 12 years, since the statement was first adopted.

**152. NEWBURY TOWN PLAN**

The Steering Group is due to meet on Wednesday 15 February 2017.

The Working Groups have held meetings and are progressing their policy areas. The Chairs of the Working Groups will be reporting to the Steering Group meeting.

Members are still welcome to volunteer on the Working Groups.

It is hoped to present a more detailed report at the next Planning & Highways Committee meeting.

Cllr Anthony Pick offered to find out more information about the GIS (Geographical Information System), which may be of benefit to Members.

**153. CRITERIA NEWBURY BLUE PLAQUES**

It was proposed and agreed for a Blue Plaque be erected on a building in Newbury subject to the person or event being past a minimum of 10 years.

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Jeff Beck

**154. AFFIXING OF THE TOWN SEAL**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Dave Goff

**RESOLVED:** That Newbury Town Council's Lease for the Wharf Toilets 99 year Lease between Newbury Town Council and West Berkshire District Council was signed by Councillor Anthony Pick & Councillor John Gardner.

**155. SANDLEFORD PARK WORKING GROUP – UPDATE**

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

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.26 PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
13 FEBRUARY 2017  
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	No objection	<a href="#">16/03620/HOUSE</a>	72 Andover Road, Newbury for Julia Holland	Addition of sun room and utility room
2	No objection	<a href="#">16/03560/HOUSE</a>	Clearview, Garden Close Lane, Newbury for Mr & Mrs Lewis	Single storey rear extension with internal modifications
3	No objection	<a href="#">16/03619/HOUSE</a>	4 Battery End, Newbury for Toby Cotterll	Two storey extension, single storey rear extension and loft conversion
4	No objection	<a href="#">17/00080/HOUSE</a>	Casa Mia, Stuart Road, Newbury for Mr & Mrs Martin	Proposed rear Orangery
5	No objection	<a href="#">17/00045/CERTE</a>	82A,B,C & D West Street, Newbury for Parker Holdings	Certificate of existing use of 4 flats – We have owned this building for more than 10 years. It has, during this time, always been flats. We would now like a lawful development certificate for the reason
6	No objection	<a href="#">17/00195/HOUSE</a>	1 Donnington Square, Newbury for Mr & Mrs Woodrow	Demolition of conservatory and replace with garden room
7	No objection	<a href="#">16/03582/ADV</a>	McDonalds Ltd, Newbury Retail park, Pinchington Lane, Newbury for McDonalds Restaurants Ltd	Instillation of 1 no. fascia sign and 1no. “Good Times” sign
8	No objection/comment: We hope that the additional parking will ameliorate the traffic queues which are often encountered at the entrance to the Retail Park.	<a href="#">16/03626/FUL</a>	Unit 7, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Limited	Construction of new mezzanine floor Construction of a ground floor extension Construction of additional car parking
9	No objection	<a href="#">17/00039/FUL</a>	Unit 7, Newbury Retail Park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Limited	Proposed works to front elevation
10	No objection/comment: The proposed extension will abut the boundary with 22 Courtlands Road, and care should therefore be taken that it will not be intrusive.	<a href="#">17/00125/HOUSE</a>	23 Courtlands Road, Newbury for Mr S Peters	Single storey rear extension
11	No objection/comment: The elevation facing Tydehams Mead should be adequately screened	<a href="#">16/03614/HOUSE</a>	Shepherds, Tydehams, Newbury for Dr Gordon & Mrs Ringland	Proposed first floor annex extension to existing garage and replacement landscaping scheme
12	No objection	<a href="#">17/00153/FULD</a>	33 Porchester Road & Land To The Rear, Newbury for Mr & Mrs Hutchison	Section 73A; Variation of condition 2 ‘Plans Approved’ and removal of condition15’ garage use’ of previously approved application

				<a href="#">14/03075/FULD</a> : Proposed chalet Bungalow, resurface access drive and reallocate parking bays, cycle storage and bin storage for existing flats in Windy Hough
13	No objection/comment: We support the Highways Officer's requirement for three parking spaces and a plan which clearly shows the swept paths.	<a href="#">17/00178/HOUSE</a>	9 Highfield Road, Newbury for Mr & Mrs Tohux	Two storey side and single rear extensions with internal alterations
14	Objection/comments: 1. The 7 parking spaces which are left for the staff and visitors to Newbury Gardens Day Nursery are too few. We are advised that the Day Nursery has 16 staff, and provision must be made for the numerous visits by parents. 2. Newbury Town Council's grounds management team require access along the side of Greenham House with equipment to maintain Greenham House gardens. The parking plan for the Day Nursery does not appear to allow for this. 3. We are surprised at the statement that the flats will generate only 6 vehicle movements in the AM and PM peak periods. In our experience, both access and egress from the site are risky to drivers and pedestrians, and an improved visibility splay is needed at the entrance. 4. The proposed building will be too close to Rozel and will over-dominate it.	<a href="#">16/03422/FULMAJ</a>	Land at Greenham House, Greenham Road, Newbury for Forbury Gardens Day Nursery (Serrate Limited)	Erection of building containing 10 flats with associated car parking and cycle storage
15	No objection/comment: A receptacle should be provided for the paper acknowledgements which ATM's generate	<a href="#">16/03523/LBC2</a>	90 Northbrook Street, Newbury for Santander	Replacement of existing ATM with new model for improving performance and security enhancements
16	Objection/comments: We are not opposed to the principle of this application, but consider that more detailed work is needed in several areas. 1. The car parking provision is not adequate and the car parking layout is	<a href="#">16/03221/FULEXT</a>	25 Bartholomew Street, Newbury for Emarek Ltd	Conversion, extensions (to rear and third floor) and alteration to existing buildings to create 16 no: residential units (C3) and retail restaurant space (A1/A3) with associated parking, turning, landing amenity space and storage for bicycles and refuse



	<p>not satisfactory.</p> <p>2. Adequate sound insulation against traffic noise from Bartholomew Street and from any internal PA system should be provided.</p> <p>3. The area to be redeveloped should be investigated for soil contamination.</p> <p>4. Protection against food odours from the restaurant is required.</p> <p>5. We support the need for an archaeological survey in this central location.</p> <p>6. We support the request from the Fire and Rescue Service for sprinklers.</p> <p>7. The bin stores for residential and restaurant use should be clearly differentiated.</p>			
17	No objection	<a href="#">16/03438/HOUSE</a>	1 Doveton Way, Newbury for Mr & Mrs Simon Longton	To demolish existing rear conservatory and side extension and side timber lean to/carport and build a two storey to the side extension creating a new garage/family room-study, bedroom en-suite and family bathroom. To the rear, build a single storey extension, replacing the conservatory with workable living space for a large living/dining and family rooms. In addition construct an entrance porch to the front of the property with an extended canopy over
18	<p>Objection/comments:</p> <p>1. The proposed new parking space will evidently obstruct access to the parking spaces already in use.</p> <p>2. Vehicle egress from the site after 6 p.m. will be obstructed by cars parked on the north side of the road directly opposite.</p> <p>3. The kitchen door of the restaurant opens directly onto the car park. Measures to protect the accommodation from food odours are required.</p> <p>4. The location of the bin store for the residential accommodation is not clear.</p>	<a href="#">16/03448/FULD</a>	55 – 56 Cheap Street, (units 55A-56A, 55/56B), Newbury for Mrs Erica Mclenaghan	Convert first floor unit 55/56B to a 2 bedroom flat, top floor 55A to a 1 bed flat and 56A to a bedsit

19	No objection	<a href="#">16/03574/ADV</a>	85 Bartholomew Street, Newbury for Caprinos Pizza	Fascia and Hanging Sign
20	No objection	<a href="#">17/00060/FUL</a>	12, 12A, 15 & 16 Swan Court, Newbury for Rosemary Black, Mr Edwards, Mrs Lusby Taylor & Mr Elliot	A short ramp to provide electric scooter access for the use of the elderly / disabled residents
21	Support/comment: We welcome this proposal to restore this house to its original function as a private residence in Newbury.	<a href="#">17/00162/FULD</a>	39 Oxford Street, Newbury for Trustees Of Festival House Business Centre Pension Fund	Change of use of existing building B1 office use to C3 residential use (single residential dwelling)
22	No objection	<a href="#">17/00155/REM</a>	3 Clarendon Gardens, Newbury for Mr & Mrs P Rosier	Approval of reserved matters following outline permission <a href="#">16/02584/OUTD</a> . Matters seeking consent: appearance, Landscaping and scale
23	No objection. Comment: 1. Protection from odours from the restaurant should be provided. 2. We are concerned in general terms at the continued loss of storage space available to retailers.	<a href="#">17/00144/FUL</a>	100 Bartholomew Street, Newbury for Michael Beatty	Convert upper floors of 100 Bartholomew Street from shop storage to residential accommodation. Redevelop rear roof to provide living area on 2 <sup>nd</sup> floor at rear
24	No objection	<a href="#">17/00171/HOUSE</a>	23 Newport Road, Newbury for Martin Hawkins	Two storey side extension, with family room and playroom at ground floor level, and new master bedroom and en-suite at first floor level

## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No Comment.	<a href="#">17/00131/PASSHE</a>	1 Chiltern Close, Newbury for Vaughan Rees	Single storey rear extension to existing rear recess 4.1m from rear wall x 3.0m max height x 3.0m at eaves

## PLANNING AND HIGHWAYS COMMITTEE MEETING

6 MARCH 2017

## SCHEDULE OF PLANNING APPLICATIONS

Members are requested to consider the following Planning Applications, details of which will be tabled at the meeting and which are available for reference At the Town Hall prior to the meeting.

RUNNING ORDER	WARD	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	CLAY HILL	<a href="#">17/00079/FULMAJ</a>	31 Turnpike Road, Newbury for Julian Swift-Hook	Installation of FM (Brand II) broadcast radio antenna bracket, transmitter and ancillary equipment radio station
2	CLAY HILL	<a href="#">17/00357/HOUSE</a>	22 Regnum Drive, Shaw, Newbury for Mr & Mrs P Evans	Extensions lounge
3	CLAY HILL	<a href="#">17/00297/HOUSE</a>	66 Kiln Road, Newbury for Robert Sheppard	Replace existing timber shed and lean-to greenhouse with purpose made brick shed/greenhouse
4	CLAY HILL	<a href="#">17/00425/HOUSE</a>	16 Hopwood Close, Newbury for Mr Ahmed Bhatti & Mrs Sadia Ahmad	Single and two-storey extensions
5	FALKLAND	<a href="#">17/00387/FUL</a>	29 Glendale Avenue, Newbury for Mr & Mrs T & M Strange	Change of use of garage from C3 to D2 use as a personal training gym business use for one to one personal training sessions. Current 2 no. off road parking at the property, one of which can be used by the clients if they arrived by car
6	FALKLAND	<a href="#">17/00201/FUL</a>	Hillview, Wash Water, Newbury for Richard Tovey	Erection of 1.8 m high sound insulation and security fence and gate
7	NORTHCROFT	<a href="#">17/00272/HOUSE</a>	36 Donnington Square, Newbury for Mr & Mrs Skinner	2 no new 'conservation' style roof lights to single-storey pitched roof
8	NORTHCROFT	<a href="#">17/00275/HOUSE</a>	33 Russell Road Newbury for Mr & Mrs Driscoll	Proposed detached garage
9	NORTHCROFT	<a href="#">17/00279/FUL</a>	The Winchcombe School, Maple Crescent, Newbury for West Berkshire Council	Regulation 3: extend the existing school building to accommodate an additional single classroom of similar scale and scope of the adjacent classrooms
10	NORTHCROFT	<a href="#">17/00234/HOUSE</a>	91 Craven Road, Newbury for Andy Powell	Erection of single story rear extension to dwelling an extended porch roof to cover bay window at front
11	NORTHCROFT	<a href="#">17/00260/HOUSE</a>	3 Donnington Square, Newbury for Mr & Mrs Hedger	Proposed new vehicular access and off-road parking. New front gate and metal railing fence.
12	NORTHCROFT	<a href="#">17/00319/HOUSE</a>	1 Old College Road, Newbury for Ms Helen Newport	Installation of 2 oriel windows in gable dwelling
13	PLYLE HILL	<a href="#">16/03586/FUL</a>	McDonald's Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Reconfiguration of the drive-through lane car park. Alterations to the existing elevations including constructing extensions totalling 54.9 sqm.

14	PYLE HILL	<a href="#">16/03590/ADV</a>	McDonald's Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Reconfiguration of existing signage suite to accommodate the new drive-through layout with additional signs. New suite to comprise 9 x freestanding signs, 2 x banner signs and 1 x side-by-side directional sign
15	ST JOHNS	<a href="#">17/00323/HOUSE</a>	6 Rupert Road, Newbury for Molly Line	Two-storey extension to side of existing house and demolition of existing single-storey extension
16	ST JOHNS	<a href="#">17/00176/HOUSE</a>	3 Highfield Road, Newbury for Peter Gower	Roof small kitchen extension and conservatory to the rear and build new single-storey extension for large kitchen/dining room with single porch roof and the velux windows
17	ST JOHNS	<a href="#">17/00419/HOUSE</a>	79 Newtown Road, Newbury for Mr & Mrs John Gardner	Proposed first-floor extension with the revision of previous application ref: 00/01492/HOUSE for which work was started within prescribed period. To reduce scale of first-floor design, change external material and design brief to allow solar panels on south facing roof slope
18	ST JOHNS	<a href="#">17/00460/HOUSE</a>	13 Highfield Road, Newbury for Mr & Mrs Kenyon	Two story side extension with single-storey rear extension
19	VICTORIA	<a href="#">17/00138/HOUSE</a>	112 Shaw Road, Newbury for Sami Gabriel	Demolition of extensions to the rear of the property and erection of new two-storey extension. Demolition of existing Nissen workshop and replacement with single-storey workshop
20	VICTORIA	<a href="#">17/00139/LBC2</a>	112 Shaw Road, Newbury for Sami Gabriel	Demolition of extensions to the rear of the property and erection of new two-storey extension. Demolition of existing Nissen workshop and replacement with single-storey workshop
21	VICTORIA	<a href="#">17/00245/FUL</a>	42 Northbrook Street, Newbury for Mr G K Alexander	The provision of two externally mounted air conditioning units
22	VICTORIA	<a href="#">17/00246/LBC2</a>	42 Northbrook Street, Newbury for Mr G K Alexander	The provision of two externally mounted air conditioning units
23	VICTORIA	<a href="#">17/00268/ADV</a>	Newbury Town Council, The Old Town Hall, Market Place, Newbury for Newbury Town Council	Sign #1: collection of 300mm x 400mm blue 'Visitor Information' sign and Sign #2: collection of 300mm x 200mm 'Solstice Well-Being Centre' sign
24	VICTORIA	<a href="#">17/00267/LBC2</a>	Newbury Town Council, The Old Town Hall, Market Place, Newbury for Newbury Town Council	Sign #1: collection of 300mm x 400mm blue 'Visitor Information' sign and Sign #2: collection of 300mm x 200mm 'Solstice Well-Being Centre' sign
25	VICTORIA	<a href="#">17/00244/LBC2</a>	6 Cheap Street, Newbury for West Berkshire Conservation Association	Change of use of existing building into office use 3 no. 2 bed apartments and 1 no. 1 bed apartment with associated shared amenity space
26	VICTORIA	<a href="#">17/00204/FULD</a>	11-13 The Broadway, Newbury Boldhurst Properties Ltd	Section 73: Application for removal of condition 5: cycle storage and 6: Refuse/Recycling Store, of approved application <a href="#">14/03276/FULD</a> - Change of Use 1 <sup>st</sup> and 2 <sup>nd</sup> floors from office use to residential as 4 flats. No external change
27	VICTORIA	<a href="#">17/00468/HOUSE</a>	72 York Road, Newbury for Mrs N Stevens	conservatory
28	VICTORIA	<a href="#">16/03611/HOUSE</a>	49 Doveton Way, Newbury for Mr & Mrs Preston	Single-storey extension to create entrance porch

29	VICTORIA <b>Amended Plans</b>	<a href="#">16/03043/FULEXT</a>	St Mary Surgery, St Mary Road, Newbury for Feltham Properties	Application for the demolition of the existing building and erection of 14 flats on the site of the former St Mary's Doctor's Surgery with associated landscaping, parking, cycle storage and other associated works Amendments: revised design of building, to reduce high and number of flats to 14 number. Provides flood risk assessment and new delete viability appraisal to justify off-site payment for affordable housing
30	<b>Adjacent Parish</b> (BRUMMELL-GROVE)	<a href="#">17/00393/ADV</a>	75 Brummell Road, Newbury for The Southern Co-Operative Ltd	Installation of a totem advertising site
31	<b>Adjacent Parish</b> ( )	<a href="#">17/00158/COMIND</a>	Land South of Newbury College, Monks Lane, Newbury, for West Berkshire Council	Construction of a new 1 F E single-storey primary school south of existing Newbury College, with associated soft and hard landscape. Construction of a temporary access to the school from the Newbury College site and new permanent access from the A3392 served allocated strategic housing site and form the permanent access to the school
32	<b>Adjacent Parish</b> (PYLE HILL)	<a href="#">17/00145/HOUSE</a>	4 Pyle Hill, Newbury for Paul Hutchins	Single-storey rear extension and modifications to front elevation to incorporate bicycle store
33	<b>Adjacent Parish</b> (PYLE HILL)	<a href="#">17/00223/FULEXT</a>	Land on North Side of Pyle Hill, Newbury for David Wilson homes	Correction of 71 dwellings with provision of internal access roads and associated car parking, pedestrian access and landscaping

## 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	<a href="#">17/00298/PASSHA</a>	14 Valley Road, Newbury for Simon McTurk	Replace existing conservatory with larger construction 3.380 from rear wall x 3.025m maximum height x 3.025m at eaves.
2	NORTHCROFT	<a href="#">17/00194/PACOU</a>	Centrix House, 5 Oxford Road, Newbury for Thames Properties Ltd	Application to determine if prior approval is required for conversion of existing office building to 15 residential flats
3	VICTORIA	<a href="#">17/00203/PASSHE</a>	28 York Road, Newbury for Mr & Mrs Patton	Single story rear extension: 3.75m from rear wall, 3.61m max height and 2.32m eaves height

PLANNING AND HIGHWAYS COMMITTEE MEETING  
06 MARCH 2017

## SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences) Regulations 2005 Premises Licence – New Ref: <b>17/00259/LQN</b>	Applicant: Mr Ali Abdurahman Hasan  Location: 17 - 18 Market Street, Newbury, Berkshire, RG14 5DP	<b>Proposal:</b> Late Night Refreshment Monday to Sunday from 23:00 to 24:00  Supply of Alcohol for consumption off premises Monday to Saturday from 07:00 to 24:00 Sunday from 12:00 to 24:00



## Newbury Town Plan Steering Group

Minutes of meeting held at 7.30 pm Wednesday 15 February 2017, in the Council Chamber, Town Hall, and Newbury

### Present:

- Newbury Town Council: Councillors Jeanette Clifford, Adrian Edwards, John Gardner, Elizabeth O’Keeffe, Anthony Pick (Chairman) and Howard Bairstow.
- Speen Parish Council: Councillor Alan Booth
- West Berkshire District Council: Councillor Paul Bryant

### In Attendance

Hugh Peacocke, Chief Executive Officer, Newbury Town Council

### Apologies

Councillor David Goff, Lynne Doherty, Margo Payne, and Miles Evans, (NTC)  
Councillor Elizabeth Nonweiler (Shaw-cum-Donnington PC) and Councillor Pragna Hay (Greenham PC)

At the outset of the meeting The Chairman introduced Mr. Bruce Blaine to the Steering group, who noted that Mr. Blaine had volunteered to Chair Working Group 8: The Environment.

### 1. Co-options onto Steering Group.

On the proposal of Councillor Adrian Edwards, seconded by the Chairman, Councillor Anthony Pick, Councillors Martha Vickers, Margo Payne and Mr. Bruce Blaine were co-opted onto the Steering Group.

(It was noted that Councillor Margo Payne had agreed to chair Working Group 9: Emergency Services)

### 2. Minutes of meeting on 15 January 2017

The minutes and actions, as circulated, were agreed by the Steering Group.

### 3. Actions and memberships for the Working Groups

#### Reports from Chairpersons

#### WG2- Planning:

(Chairman, Cllr. J. Gardner, Cllr. Howard Bairstow and Mr. Ray Allison)

The Meeting noted the Chairman’s Report attached at Appendix 1.

Some of the key points the Chairman outlined:

- The Town Plan would need to have more flexibility than the current Core Strategy
- Future ways of working, including home-working and flexible working
- Accommodation costs
- The scale of buildings
- The need to upgrade/ regenerate some areas of substandard accommodation.

**WG3- Transport:**

(Chairman, Cllr. Jeanette Clifford, Cllrs. Miles Evans and David Goff (NTC), Cllr. Paul Bryant (WBDC) and Mr. Alistair Duff)

Yet to meet.

**WG4- Business, Commercial and Retail:**

(Chairman, Cllr. Anthony Pick, Cllr. Lynne Doherty, Janet Duffield and Mark Browne (WBDC))

The meeting noted the Chairman's Report attached at Appendix 2.

The meeting heard that the Working Group had identified 2 main issues, space available for businesses to move into and transport. It also discussed the opportunities that a Local development order might provide to attract investment and development. It was suggested that the Greenham Business Park Model should be looked at.

There was also an idea that a Newbury Development Trust might be established.

**WG5- Tourism, Culture and Leisure:** (Chairman to be appointed, Cllr. Adrian Edwards)

Cllr. Adrian Edwards raised the following points:

- Newbury has a number of fitness and leisure facilities and might look to develop an elite Athlete training centre similar to Loughborough.
- Need for a Visitor Information Bureau
- Objective to have a concert hall in Newbury
- Preserve archaeological areas, such as The Canal and Victoria Park
- Develop the Canal for user/ leisure/ tourist activities
- Promote and develop Shaw House
- Promote and develop cycling (overlap with WG 3, 7 and 8)
- Promote and extend town Walks
- Promote and develop West Berkshire Museum

**WG6-Education:**

(Chairman, Cllr. Lynne Doherty)

Explore objective for a University Technical College in Newbury.

**WG7- Health and Wellbeing:**

(Chairman Cllr. Martha Vickers)

The Chairman met Andrew Sharpe, Healthwatch, West Berks and Rachel Johnson, Public Health, West Berks, to progress this brief. She was awaiting a response from the Chair of CCG.

Considering the current capacity and scope for expansion. Also the possibility of maternity facilities at West Berks Community Hospital.

Would address physical and mental health, as well as preventative issues.

This WG would also explore the need/ scope for partnership working to achieve Health and Wellbeing objectives.

### **WG8- The Environment:**

(Chairman Mr. Bruce Blaine, Cllr. Martha Vickers, Gustav Clark and Gillian Durrant)

The Meeting noted the Chairman's Report attached at Appendix 3.

The meeting also raised the following points for consideration:

- The growth in electric vehicles and the need for charging points
- Carbon-neutral policies and ideas
- Eco-town standards
- Different transport priorities in different parts of town

### **WG9: Emergency Services**

(Chairman Cllr. Margo Payne)

Yet to meet.

### **WG10: Places of Worship:**

(Chairman Councillor Elizabeth O'Keeffe, Cllr Kuldip Singh Kang and Mr. Andy Moore)

The Meeting noted the Chairman's Report attached at Appendix 4.

## **4. Approval of the proposed reporting format.**

The Chairman proposed the following reporting format for Working Groups:

- i. Scope of the Working Group.
- ii. Strengths and weaknesses of Newbury in delivering services.
- iii. Opportunities, meaning possible new directions which the Working Group considered, in which Newbury could grow and develop. Some of these will be eliminated in subsequent discussions.
- iv. Vision for Newbury, meaning the new direction or directions recommended for Newbury, and the outcome desired for that vision. The rationale for the recommendation.
- v. Membership of the Working Group.
- vi. Outside bodies and persons consulted.

The Meeting agreed that a standard format would make the reports from the working groups more consistent and improve overall analysis and presentation.

Reports prepared by Working Groups should be updates of previous reports, leading to the final report of the WG. Each report will therefore supersede its predecessor.

## **5. Vision Conference on 9 May 2017**

The Chairman informed the meeting that he had been invited to speak at the above, organised by West Berks District Council.

It was agreed to request invites to the conference for all members of the Steering Group.

## **6. Any Other Issues arising**

6.1 The Chairman told the meeting that it had been suggested that we invite comments from the public to inform the plan-making process and the following consultation questions were suggested:

- a) How would you describe the character of Newbury as a town?
- b) What are the features which attract Newbury to outsiders?
- c) What actions or measures would you suggest to develop or protect these features?
- d) What are the principal obstacles to developing or protecting the character of Newbury?
- e) How could Newbury be improved as a place for you and your family to live or work?
- f) Have you any views on how Newbury should develop over the next 20 years:
  - In housing and amenity space;
  - As a retail centre;
  - As a cultural and leisure centre;
  - In providing education;
  - In providing health care;
  - In providing employment;
  - In public and private transport;
  - In its physical environment?

The principle of the consultation was accepted, but the questions should be rephrased so as to reduce the free-format element. The respondent's background should be ascertained.

[Cllr Doherty has also submitted observations on this format to the Chairman.]

6.2 The meeting requested that the Council provide an online resource for Steering Group Members and Working Group Chairs to access information and submit reports, etc.

6.3 It was emphasised that all communications by Working Groups must be copied to Mr Peacocke, to enable him to track proceedings.

## **7. Date for the next meeting.**

2.00 pm on 21 March 2017