

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
MONDAY 27 MARCH 2017 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Miles Evans; John Gardner; Elizabeth O'Keeffe; Margo Payne; Anthony Pick (Chairperson); Kuldip Singh Kang.

**In Attendance**

Gillian Durrant, Finance and Corporate Services Manager.  
Kym Tucker, Corporate Services Officer

At the outset of the meeting the Chairperson proposed and the Committee agreed, to observe a minute's silence in respect of the passing of West Berkshire Council Leader Councillor Roger Croft, and show condolences.

**169. APOLOGIES**

Councillors Dave Goff, Adrian Edwards.  
Absent: Councillors Andrew Steel.

**170. DECLARATIONS OF INTEREST**

The Finance and Corporate Services Manager declared that Councillors Jeff Beck, Jeanette Clifford 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 Finance and Corporate Services Manager also made the following statement on behalf of Councillors Jeff Beck, and Anthony Pick who are Members of West Berkshire Council Planning Committees and 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 Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/00495/HOUSE**

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest and took no part in the vote: **17/00407/HOUSE**

In considering the following application, Councillor Margo Payne declared that she had a personal interest and took no part in the vote: **17/00084/ADV**

In considering the following application, Councillors Jeff Beck, and Elizabeth O'Keeffe declared they had a prejudicial interest and took no part in the vote: **17/000625/FUL**

In considering the following application, Councillors Jo Day, John Gardner & Elizabeth O'Keeffe declared they had prejudicial interest and took not part in the vote:  
**17/00517/OUTD**

**171. MINUTES**

**PROPOSED:** Councillor Elizabeth O’Keeffe

**SECONDED:** Councillor Kuldeep Singh Kang

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 6 March 2017, be approved and signed by the Chairperson.

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

There were none.

**173. MEMBERS’ QUESTIONS AND PETITIONS**

There were none.

**174. SCHEDULE OF PLANNING APPLICATIONS**

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

**175. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**176. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**177. RESCISSION OF PREVIOUS RESOLUTION MADE ON 5 DECEMBER 2016.**

The Committee noted the written resolution signed by eight members of the Committee calling for the rescission of the decision made on 5 December 2016. Following the fall in numbers of members of the public attending Planning & Highways Committee Meetings.

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Elizabeth O’Keeffe

**RESOLVED:** To rescind the previous resolution of the Town Council, made on the 5 December 2016, with immediate effect and that the Town Council return to sending its own letters to surrounding residents and applicants advising them of upcoming planning applications that will be considered by this committee.

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

The case considered was not within the parish of Newbury, it was in Cold Ash parish, and was an outline application.

**179. NEWBURY TOWN PLAN**

The Chairperson advised the committee that the steering group had now received comments from all but one working group; Tourism and Leisure. However, Tony Trigwell-Jones the artistic director of Arlington Arts has now agreed to chair this group.

The next meeting of the steering group will be on Tuesday 2<sup>nd</sup> May 2017 to consider the presentation to the Newbury Vision conference which takes place on 4 May.

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

There was no new information to update the committee at this time. There was a discussion about the delay in commencing building at Sandford, and how this had resulted in the development of 401 houses in North Newbury being granted planning permission on appeal. It was agreed that the Chairperson would speak to the CEO about the possibility of writing a letter to the developers and West Berkshire Council expressing the Town Council's concern over the delay in the commencement of the Sandford development.

**181. URGENCY ARRANGEMENTS FOR PLANNING AND HIGHWAYS COMMITTEE**

This item was deferred to next Planning & Highways Committee meeting on Wednesday 19 April 2017.

**182. SEALING OF CONTRACT FOR REPAIRS TO VICTORIA PARK BETWEEN NEWBURY TOWN COUNCIL AND PANGBOURNE PLANT HIRE LTD**

The committee commended the Community Services Manager, Granville Taylor on the sterling work that has been achieved so far refurbishing Victoria Park.

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Miles Evans

**RESOLVED:** That the council seal the Contract of Repairs to Victoria Park between Newbury Town Council and Pangbourne Plant Hire Ltd.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.56 PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
27 MARCH 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	Objection/comment Members have no concerns on the principle of this development. However, we consider that the proposed materials would be out of keeping and would clash with the brickwork of the house.	<a href="#">17/00555/CERTP</a>	19 Gaywood Drive, Newbury for Jacqueline Brown	Proposal to erect lean-to on the left side of the property covering an existing pathway with a closed wooden side, part board front and a frontier rear with plastic sheeting roof. The boundary wall to be of fire resistant material
2	No objection	<a href="#">17/00495/HOUSE</a>	16 Cromwell Road, Newbury for Lewis Preston and Nicola Cameron	single-storey rear extension with internal modifications
3	Objection/comment Retrospective application. The type of lighting installed provides a glaring scattered illumination which significantly inconveniences the residents of 2 Regnum Drive and Glebe Fields. It should be replaced with a level and type of lighting acceptable to neighbours.	<a href="#">17/00084/ADV</a>	One-stop, 3 Regnum Drive, Shaw, Newbury for One-Stop Stores Ltd	1 x fashion sign, 3 x window graphics and 1 x ATM clip frame
4	No objection in principle/comment. However, members recommend that that the new side brick wall which is planned should include brick detailing or soldiering to make it less monotone.	<a href="#">17/00499/HOUSE</a>	39 Cromwell Road, Newbury for Mr & Mrs Griffiths	Proposed two-storey rear and side extensions including internal alterations
5	Objection/comment The proposed extension is too large and would have an overdominant effect on 61 Fir Tree Lane and the houses in Cresswell Road.	<a href="#">17/00637/HOUSE</a>	59 Fir Tree Lane, Newbury for Ms Laura Hart	Directional two story rear extension
6	No objection/comment However, the committee support the comments of the Highways Officer on provision of an enhanced visibility splay and on-site parking. That corner is a known danger spot.	<a href="#">17/00569/FUL</a>	Hill View, Wash Water, Newbury for Mr & Mrs R D Tovey	Change of use of part of agricultural land, side two-storey extension and side first-floor extension over existing garage

7	No objection	<a href="#">17/00407/HOUSE</a>	20 Bartlemy Close, Newbury for Mr & Mrs Worrall	Existing gravel surface of driveway to be replaced by paved surface. Trench will be created at the two entrance points, which connect the newly created soakaway under the driveway
8	No objection	<a href="#">17/00501/HOUSE</a>	42 Barn Crescent, Newbury for Mr & Mrs R Sanderson	Single-storey extension to rear with internal alterations
9	No objection	<a href="#">17/00652/HOUSE</a>	38 Elizabeth Avenue, Newbury for Emma Newman	Demolition of existing single-storey rear extension, erection of new double story rear extension
10	No objection	<a href="#">17/00641/HOUSE</a>	14 Woodside, Newbury for Mr & Mrs Douglas	Two-storey extension
11	No objection/comment On the understanding that agreement is reached with the Highways Officer on parking arrangements.	<a href="#">17/00543/HOUSE</a>	31 Russell Road, Newbury for Mr & Mrs Larking	Rear ground floor extension and detached garage
12	Objection/comment The proposed extension would be excessively large and inappropriate, and would overdominate the neighbours on either side.	<a href="#">17/00524/HOUSE</a>	38 Rectory Close, Newbury for Mr & Mrs A Hayton	Two story rear extension for large kitchen dining and utility room with a large bedroom with en-suite
13	No objection	<a href="#">17/00374/FUL</a>	Unit 10, Newbury Retail Park, Pinchington Lane, Newbury for TJX UK	Installation of plant equipment, consisting of 14 x condenser units and one times air handling unit (and associated ductwork and pipework), enclosed within a 2 m high palisade fence
14	No objection/comment The proposed extension will fit in well with the existing building	<a href="#">17/00580/HOUSE</a>	65 Old Newtown Road, Newbury for Mr & Mrs Hoare	Two story side and single storey rear extension
15	No objection	<a href="#">17/00551/HOUSE</a>	13 Howard Road, Newbury for Miss Meadmore	Rear conservatory
16	Objection/comment The proposed outbuilding would be excessively high at 3 metres, and its proposed use is not stated.	<a href="#">17/00564/HOUSE</a>	11 Chesterfield Road, Newbury for Thomas Goodenough	Erection of detached single story outbuilding to rear of property
17	No objection/comment However, provision is not stated and must be made for the off-site loading and unloading of builders' materials.	<a href="#">17/00505/HOUSE</a>	94 Kings Road, Newbury for Mr & Mrs J Cole	Proposed single story rear extension, loft space conversion and internal alterations
18	No objection/comment Members agree with the proposed upgrading of the building to modern conditions and suggest that the	<a href="#">17/00525/HOUSE</a>	73 London Road, Newbury for Mr Graham	Change of use from house of multiple occupancy 24 self-contained flats. Internal remodelling, replacement windows, fascia and soffits, patio doors to lower ground floor, new entrance doors,

	application should be approved notwithstanding its nonconformance with parking standards. A contribution to the Car Club should be requested.			steps, windows, raised roof line and parapet to single-storey element, provision of bin storage area to front garden and widened access to front garden
19	No objection	<a href="#">17/00679/ADV</a>	Sainsbury's, Hector's way, Newbury for Sainsbury's	Display of advertisements associated with rebranding of Sainsbury's pharmacy to Lloyds pharmacy, comprising: the replacement of illuminated and non-illuminated panels on four existing totem signs; one illuminated fascia signs and two panel signs
20	Support/comment The purpose of the application is evidently desirable. Members agree that a noise impact assessment should be carried out.	<a href="#">17/00625/FUL</a>	Ladbroke's, 4 Market Place, Newbury for Corn Exchange Trust	Change of use from A2 to D2
21	No objection	<a href="#">17/00484/FUL</a>	Car Park Land BST Fitness, Parkway, Newbury for Premier Inn	Application for external lighting of new hotel elevation
22	No objection	<a href="#">17/00609/LBC2</a>	55 Northbrook Street, Newbury for Strutt and Parker LLP	Installation of fibre optic broadband cabling
23	No objection	<a href="#">17/00594/ADV</a>	9 Market Place, Newbury for One-Stop Stores	2 x fascia signs, 5 x window graphics, 4 x poster frames
24	Objection/comment 1) Overdevelopment. The present application is for 7 flats, one more than proposed in the refused application 16/01414. 2) The flats would obstruct the view from Imperial Court and block light to it. 3) The proposed measures to prevent overlooking of the neighbours, by use of louvers, would be ineffective. 4) No amenity space is provided. 5) No parking spaces are provided to accord with present standards. The parking spaces provided for Imperial Court would be used improperly, and access via the Imperial Court car park would cause friction with its residents. 6) The proposed colour scheme is inappropriate and out of keeping with neighbouring properties.	<a href="#">17/00517/OUTD</a>	108 Bartholomew Street and Land To The Rear of Newbury for Ressance Ltd	Outline application for the development of residential apartments. Matters to be considered: Access; Appearance; Layout; Scale.

	7) The provision for waste disposal will cause a nuisance to neighbouring properties.			
25	No comment, as this application is by Newbury Town Council.	<a href="#">17/00486/FUL</a>	The Kiosk, Victoria Park, Parkway, Newbury for Newbury Town Council	Section 73: variation of condition 2, approved plans, and removal of condition 19, BREEEAM, of previously approved application <a href="#">14/01791/FUL</a> : Development of a new community to replace outdated facilities and provide a new with indoor/outdoor seating areas, catering facilities, public toilets, office space and storage for park/boating lake.

**APPENDIX 1****APPLICATION FOR PRIOR APPROVAL**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	Insufficient information is available for us to comment on this development.	<a href="#">17/00589/PASSHE</a>	30 St George's Avenue, Newbury for Ian Black	Single-storey flat roof extension (to include roof light): 4.5m from rear wall, 3.3m max height and 3m eaves height



**PLANNING AND HIGHWAYS COMMITTEE MEETING  
19 APRIL 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.

<b>RUNNING ORDER</b>	<b>WARD</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	CLAY HILL	<a href="#">17/00713/HOUSE</a>	75 Skyllings, Newbury for Susana Lopes & Carlos Rocha	Two story side extension
2	CLAY HILL	<a href="#">17/00772/FULD</a>	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling
3	CLAY HILL	<a href="#">17/00573/FUL</a>	Ground Floor East and West, Rivergate House, Newbury Business Park, Newbury for Orchard Street Investment Management	Minor external alterations to entrance and consent to display 5 signs
4	CLAY HILL	<a href="#">17/00574/ADV</a>	Ground Floor East and West, Rivergate House, Newbury Business Park, Newbury for Orchard Street Investment Management	Consent to display 5 signs
5	FALKLAND	<a href="#">17/00860/HOUSE</a>	132 Andover Road, Newbury for Mr & Mrs Babb	Two storey front and rear extension with internal modifications
6	NORTHCROFT	<a href="#">17/00705/FULD</a>	13 Rockingham Road, Newbury for Vokins Construction & Sons Limited	Replace a single detached residential dwelling and garage with two semi-detached townhouses with integral carports
7	NORTHCROFT	<a href="#">17/00655/HOUSE</a>	32 Donnington Square, Newbury for Mr & Mrs Donato	Demolition of pre-fabricated garage, construction of new double carport and garden store. Reconstruction at front boundary wall adjacent to Donnington Square
8	PYLE HILL	<a href="#">17/00534/FUL</a>	McDonalds Ltd, Newbury Retail Park, Pinchington Lane, Newbury for McDonald's Restaurant Ltd	Refurbishment of the restaurant to include alterations to the elevations with the construction of extensions totalling 54.8 sqm, replacement drive-thru booths to be installed and a store area within the existing corral. The minor configuration of parking bays and kerb lines including works to the site
9	ST JOHNS	<a href="#">17/00726/HOUSE</a>	20 Three Acre Road, Newbury for Mr & Mrs Roberts-White	Proposed first floor side extension to form a new master bedroom
10	ST JOHNS	<a href="#">17/00861/HOUSE</a>	16 Salcombe Road, Newbury for Lorraine Wilson	Single-storey rear extension
11	VICTORIA	<a href="#">17/00659/LBC2</a>	1 Park Terrace, Newbury for Michael Davidson	Remove old cement render repair wall as needed to resolve current penetrating damp and re-render with lime render. Repaint with lime wash in present colour
12	VICTORIA	<a href="#">17/00728/LBC2</a>	The Old Town Hall, Market Place, Newbury for Newbury Town Council	As part of a planned programme Blue Plaques to mark sites of interest for Newbury history, Newbury Town Council proposes to install a plaque (340mm times 220mm) to note that the Town Hall was built in 1876-81 and extended in 1909-10

13	VICTORIA	<a href="#">17/00485/FUL</a>	Victoria Park, Park Way, Newbury for Newbury Town Council	1 x 6.06m (length) x 2.6m (high) x 2.4 4m (width) green (so as to blend in with its surroundings) shipping container installed inside an existing fenced area alongside the A339 adjacent to the pond in Victoria Park. The container will be used to securely store pedaloes, kayaks and chairs for recreational use for the community in the park. The container will be placed upon a base of 'MOT'. The area surrounding the container will be planted sympathetically
14	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">17/00331/FULD</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd	Removal of existing pyramid roof structures and construction of new flat roof containing 6 residential units of which 3x1 bed and 3x2 beds
15	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">17/00333/FULD</a>	Lock House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd	Removal of existing pyramid roof structures and construction of new flat roof containing 6 residential units (3x1 bed and 3x2 beds)
16	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">17/00334/FULD</a>	Leat House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 7 residential units (3x1 bed and 4x2 beds)
17	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">17/00335/FULD</a>	Weir House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 7 residential units (3x1 bed and 4x2 beds)
18	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">17/00336/FULD</a>	Mill House, Overbridge Square, Hambridge Lane, Newbury For Overbridge Developments Ltd was different was	Removal of existing pyramid roof structures and construction of new flat roof containing 8 residential units of 2x1 bed, 3x2 bed and 3x3 beds

## 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	CLAY HILL	<a href="#">17/00648/PACOU</a>	Lambourn, Nexus and Derby House, Newbury Business Park, London Road, Newbury For Stonegate Homes	Application for Prior Approval of conversion of Lambourn House Derby House Nexus House into 129 x1 bed flats
2	FALKLAND	<a href="#">17/00786/PASSHE</a>	14 Valley Road, Newbury for Simon McTurk	Replace existing conservatory with larger conservatory: 3.38m from rear wall, 3m max height 3m eaves height
3	VICTORIA	<a href="#">17/00830/PACOU</a>	25 Bartholomew Street, Newbury for Emarek Limited	Application to determine if Prior Approval is required for the Change of Use of upper floor offices (B1a) to form 13 no. apartments (C3)

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
19 April 2017**

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">16/03448/FULD</a>	55 - 56 Cheap Street, (Units 55A-56A, 55/56B), Newbury for Mrs Erica McClenaghan	Convert first floor unit 55/56B to a 2 bedroom flat, top floor 55A to a 1 bedroom flat and 56A to a bedsit	Objection/comments: 1. The proposed new parking space will evidently obstruct access to the parking spaces already in use. 2. Vehicle egress from the site after 6p.m. will be obstructed by cars parked on the north side of the road directly opposite. 3. The kitchen door of the restaurant opens directly onto the car park. Measures to protect the accommodation from food odours are required. 4. The location of the bin store for the residential accommodation is not clear.
<b>WBC final decision – Approved</b>			
<a href="#">17/00555/CERTP</a>	19 Gaywood Drive Newbury for Jacqueline Brown	Proposal to erect lean-to on the left side of the property covering an existing pathway with a closed wooden side, part board front and a frontier rear with plastic sheeting roof. The boundary wall to be of fire resistant material	Objection/comment Members have no concerns on the principle of this development. However, we consider that the proposed materials would be out of keeping and would clash with the brickwork of the house.
<b>WBC final decision – Refused</b>			
<a href="#">17/00204/FULD</a>	11 - 13 The Broadway, Newbury for Boldhurst Properties Ltd	Section 73: Application for removal of Conditions 5: Cycle storage and 6: Refuse/Recycling Store of approved application <a href="#">14/03276/FULD</a> - Change of Use of 1st and 2nd floors from office use to residential as 4 flats. No external change.	Objection/comment: 1) We do not agree with the proposal to employ sacks to collect domestic waste. No location has been assigned to them, they are liable to spill and be attacked by vermin. The flats should be provided with a refuse and recycling store in accordance with normal practice. 2) We do not agree with the concession that there should be racks for only 6 cycles. 8 cycle racks should be provided as originally requested.
<b>WBC final decision – Approved</b>			

<a href="#">16/03562/OUTD</a>	Upcot, Tydehams, Newbury for Brian Willis	Renewal of application no. 01/00254. Demolition of existing dwelling house, redevelopment with residential care home - matters to be considered access, layout and scale.	<p>Objection/comment:</p> <p>1) Tydehams possesses a unique character which should be preserved. Upcot was one of the first houses to be built, as part of a group of 12 constructed between 1923 and 1928.</p> <p>2) Upcot also contributes towards the unique character of Andover Road as a key gateway to the town, as outlined in policy ADPP2 of the Core Strategy. In both respects, this application would contravene the Newbury Town Design Statement.</p> <p>3) We agree with the objection by the Highways Officer, that the exit of additional vehicles onto Andover Road would be unsafe.</p> <p>4) The area is zoned for residential use, not for a commercial development as this application proposes.</p> <p>5) The scale and density of the buildings on the site would be an over development.</p> <p>6) We question whether a residential care home on the site would be large enough to be economically viable</p>
<b>WBC final decision – Refused Outline</b>			

<a href="#">16/02816/FULD</a>	Island East Of, Greenham Mill, Newbury for David Lane	Proposed canal boat maintenance and repair yard, including metal workshop, timber workshop moorings, maintenance slipway, office, disabled wc's and living accommodation.	<p>Support/comment</p> <p>The proposed canal boat repair business will both provide employment and encourage visits to Newbury for leisure purposes. Given the archaeological potential for both industrial and Mesolithic remains, the request of the Archaeology Officer for an archaeological watching brief is supported.</p>
<b>WBC final decision – Refused</b>			

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
19 APRIL 2017  
SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">14/02480/OUTMAJ</a>	Land Adjacent To Hilltop Oxford Road Donnington Newbury CEG Lands Proms Ltd Mrs G E Mather And BLG Reads Trust Co Ltd	<p>Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m<sup>2</sup> local centre (Use Classes A1/A2/D1/D2 - no more than 200m<sup>2</sup> of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access.</p> <p><b><u>Amended proposal:</u></b> Summary of key changes to the Concept Masterplan and Parameter Plans, as described by the applicant: Re-location of the access point along Love Lane; Re-location of the attenuation ponds along the Love Lane boundary; Love Lane access road now to be used as bus link and school drop off; Provision of a bus gate at the southern drop off point to disable a public through route from Love Lane; Realignment of an internal road, setting-back of properties (minimum of 25m) and orientation of frontages to the east of the A339 to eliminate the need for acoustic fencing in this location. A landscape tree buffer strip is retained alongside the A339 to soften the development and filter views; Associated amendments to the residential blocks effected by previous bullet point; Provision of an area of 5m wide clear open space and 10m wide area of tree planting to the north of the residential areas on both the eastern and western part of the site; Relocating the bus stop closest to the local centre to expand the catchment for the bus stop. Okay</p>	<p>No objection/comment: contingent to satisfactory discussion regarding Flooding &amp; Transport plans</p> <p>No change to previous comments of:</p> <p>No objection/comment: contingent to the satisfactory decision regarding flooding &amp; transport plans.</p>
<b>Planning Inspectorate's decision – The appeal is allowed (A copy of the notice will be available at the meeting)</b>			