



13 June 2017

To: The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; John Gardner; Dave Goff; Elizabeth O’Keeffe; Anthony Pick; Kuldip Singh Kang; Andrew Steel; Tony Stretton.

Substitutes: Lynne Doherty; James Fredrickson; David Fish; Sarah Greenall; 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 19 June 2017 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 8th May 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 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. Appeal Decisions (Appendix 4)

Chairperson

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

9. Town And Country Planning Act 1990

Application No: 15/03456/OUTMAJ for Land South of Garden Close Lane, Newbury for Outline planning permission for up to 85 residential dwellings (including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Andover Road and associated ancillary works. Matters to be considered: AccessNewbury Town

Council's Comments: Objection/comment: Members are opposed to this application on three grounds:1) The site lies outside the Newbury settlement boundary determined by the Development Plan Document approved in November 2015, which provides for a five-year land supply.2) The development would have an intrusive and unsightly impact on the rural landscape.3) The point of exit to the Andover Road would lie close to a sharp corner, and be unsafe, especially for cars exiting north into the fast trunk road traffic.

Chairperson

To note that the Public Inquiry to determine the above-mentioned Appeal will be open at 10.00am on 27th June 2017 and will be held at West Berkshire Council's Offices, Market Street, Newbury.

The Sitting days are as follows:

Tuesday 27 – Friday 30 June 2017.

Tuesday 4 – Wednesday 5 July 2017.

10. West Berkshire Minerals and Waste Local Plan Preferred Options Consultation

Chairperson

To note between Friday 19th May and Friday 30th June (at 5pm) 2017, West Berkshire Council will be consulting on the Minerals and Waste Local Plan Preferred Options.

West Berkshire Council is currently preparing its Minerals and Waste Local Plan which will set out policies to manage minerals and waste development across the district. The Local Plan will also include allocated sites for minerals development to meet the Council's primary aggregate (construction material) need over the plan period.

We are now consulting you for your views on the Preferred Options Minerals and Waste Local Plan. This has been prepared taking into account national policy, as well as evidence gathering and comments made during previous periods of consultation.

The Minerals and Waste Local Plan is subject to a Sustainability Appraisal (SA) and must also be prepared in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive. A SA/SEA Environmental Report has therefore been produced alongside the Preferred Options for consultation.

How to comment

All documents are available to view on the Council's website (www.westberks.gov.uk/mwlppo). Hard copies are available for public inspection at West Berkshire Council Offices, Market Street, Newbury, RG14 5LD during office opening hours (8:30am – 5:00pm Monday to Thursday and 8:30am – 4:30pm on Fridays).

11. Update from The Western Area Planning Committee

Chairperson

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

12. Newbury Town Plan

Chairperson

To update the Committee on the progress of the Newbury Town Plan.

13. Sandford 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 WEDNESDAY 31 MAY 2017 AT 7.30PM.

PRESENT

Councillors Jeff Beck (Vice-Chairperson), Jo Day, Lynne Doherty (named substitute), Adrian Edwards, Miles Evans, Kuldip Singh Kang, Andrew Steel, Julian Swift-Hook (named substitute).

In Attendance

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

The Leader, Councillor Adrian Edwards, presided over the election of the Chairperson and Vice-Chairperson.

1. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

It was proposed by Councillor Adrian Edwards and seconded by Councillor Kuldip Singh Kang that Councillor Anthony Pick be elected Chairperson of the Planning & Highways Committee. There were no other nominations.

RESOLVED: That Councillor Anthony Pick be elected as Chairperson of the Planning & Highways Committee for the 2017/2018 Municipal year.

It was proposed by Councillor Miles Evans and seconded by Councillor Lynne Doherty that Councillor Jeff Beck be elected Vice-Chairperson of the Planning & Highways Committee.

It was proposed by Councillor Jo Day and seconded by Councillor Julian Swift-Hook that Councillor John Gardner be elected Vice-Chairperson of the Planning & Highways Committee.

Members voted as follows: Four Members voted in Favour Of Councillor Jeff Beck and three Members voted in favour of Councillor John Gardner. Two Members abstained from the voted resulting in Councillor Jeff Beck being elected Vice-Chairperson.

RESOLVED: That Councillor Jeff Beck be elected Vice-Chairperson of the Planning & Highways Committee for the 2017/2018 Municipal year.

Councillor Jeff Beck presided over the remainder of the meeting.

Councillor Adrian Edwards proposed a vote of thanks to Councillor John Gardener for his service over the past 2 years as vice-chairperson, seconded by Councillor Julian Swift-Hook and unanimously supported.

2. APOLOGIES

Councillors Jeanette Clifford, John Gardner; Dave Goff; Elizabeth O'Keeffe, Anthony Pick and Tony Stretton

3. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards and Lynne Doherty are also Members of West Berkshire Council, which is declared as a general

interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

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

In considering the following application, Councillor Julian Swift-Hook declared a disclosable pecuniary interest and left the Chamber while the matter was discussed:

17/01096/OUTMAJ (Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd).

In considering the following application, Councillor Jo Day declared a personal interest and took no part in the vote: **17/01267/ADV** (Newbury Baptist Church, Moreton Hall, Cheap Street for Newbury Baptist Church).

In considering the following application, Councillor Julian Swift-Hook declared a personal interest and took no part in the vote: **17/01124/HOUSE** (19 Pyle Hill Newbury for Mr & Mrs Middlemiss).

In considering the following application, Councillor Lynne Doherty declared a prejudicial interest and took no part in the vote: **17/01096/OUTMAJ** (Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd).

In considering agenda item 11, (Schedule of Licensing Applications), Councillor Jeff Beck declared a prejudicial Interest, as a member of West Berkshire District Council's Licensing Committee. The Leader, Councillor Adrian Edwards presided of this item of business.

4. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 8 May 2017, be approved and signed by the Chairperson.

5. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

6. MEMBERS' QUESTIONS AND PETITIONS

There were none.

7. SCHEDULE OF PLANNING APPLICATIONS

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

Due to there being no public present for the planning applications, Item 8 (Public Consultation into improvements at the A339 / Bear Lane Roundabout) was brought forward.

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Adrian Edwards

RESOLVED: That Standing Orders be suspended to allow a member of the public to take part in the discussions.

8. **PUBLIC CONSULTATION INTO IMPROVEMENTS AT THE A339 / BEAR LANE ROUNDABOUT**

Members received a presentation from Mr Neil Stacey, of West Berkshire Council's Transport & Countryside Department regarding the proposed improvements at the A339 / Bear Lane Roundabout. After a detailed discussion the Vice-Chairperson, Jeff Beck thanked Mr Stacey for his presentation.

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Lynne Doherty

RESOLVED: That Standing Orders be reinstated for the remainder of the meeting.

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Lynne Doherty

RESOLVED: That CEO forward the following comment to WBC:

- Members welcomed the proposals, however they are concerned at the impact that the proposed changes would have on the small businesses in Cheap Street.
- It was suggested that WBDC explore the option to abandon the junction into Cheap Street and use the money be to improve the Burger King Roundabout.

9. **SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

10. **SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

11. **SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence (New) – 1 Bridge Street, Newbury**

Applicant: Mr Adrian Peter Wiley

No objection

12. APPEAL DECISIONS

The information was received and noted by the Committee.

13. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing to discuss at this moment in time.

14. NEWBURY TOWN PLAN

The CEO, Hugh Peacocke gave a brief update on the progress made.

The next meeting of the Town Plan Steering Group is to be held on the 22nd June 2017.

15. KEY PERFORMANCE INDICATORS

The CEO, Hugh Peacocke gave a brief explanation regarding the Key Indicators.

It was agreed that the following item be added to the list for this Committee:

- Planning comments made at meetings of the Committee should be submitted to West Berkshire Council within two working days of the meeting being held.

16. WEST BERKSHIRE MINERALS AND WASTE LOCAL PLAN PREFERRED OPTIONS CONSULTATION

It was noted that the consultation runs until 30 June and agreed that the matter be deferred until the next meeting and that the CEO contact West Berkshire Council to request an officer attend to discuss any issues that might impact Newbury issues.

17. ROAD NAMING – LAND AT PLENTY, HAMBRIDGE ROAD – SNN

Members considered the proposed names and found that none of them were suitable. Plenty's has been on this site for many years and so Members felt they should be recognised when naming this development

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Julian Swift-Hook

RESOLVED: That the name Plenty Close be considered for the new road.

18. SANDLEFORD PARK WORKING GROUP – UPDATE

The CEO wrote to the case officer and was informed that the deadline for planning applications ref: 15/02300/OUTMAJ & 16/00106/OUTMAJ is now 9th November 2017. The deadline for 16/03309/OUTMAJ has now been extended until 31 August 2017.

19. PEDESTRIAN EXPERIENCE WORKING GROUP

Members received an update from Councillor Jo Day, Chairperson of the Pedestrian Experience Working Group. The Chairperson thanked Cllr Jo Day for all the work her and the PEWG had done.

It was agreed that a couple of small amendments be made to the proposed leaflet.

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Julian Swift-Hook

RESOLVED: That the Planning and Highways Committee approves the recommendation from the Pedestrian Experience Working Group for an awareness campaign for users of mobility scooters and cyclists in the Town Centre.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.30PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
31 MAY 2017
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/01271/HOUSE	36 Burchell, Road, Newbury for Gillian Watson	Side extension
2	No objection	17/01027/FULD	Land North Of Ham Mill Cottage, London Road, Newbury for Millwaters Trust	Single dwelling and associated works
3	No objection	17/01192/HOUSE	360 London Road, Newbury for Mrs Anne Barber	Erection of a detached single storey timber framed garden annexe, which will be ancillary to the main dwelling the garden room will contain a small kitchenette/lounge, bedroom and shower room
4	No objection	17/01149/HOUSE	12 Cary Close, Newbury for Mr Peel	New garage roof
5	No objection	17/01150/HOUSE	11 Cary Close, Newbury for Mr Austen	Rebuild garage
6	No objection/comment: subject to the Highways Officer being happy with the requested Parking Plan	17/01006/HOUSE	64 Kingsbridge Road, Newbury for Mr & Mrs Lewis	Rear two storey extension to provide additional bedroom and ground floor utility area
7	Objection/comment: Members were concerned that the construction of a wall in this open plan area would destroy the ambience of the area and would change the street scene; out of keeping. It was further noted that this was a retrospective application, which the Committee is against.	17/00846/HOUSE	19 Conifer Crest, Newbury for Mr Clothier	Build brick wall along the front border of the property approximately 19 meters in length. The wall will be made up of a 600mm tall double brick width wall, 1.8 metre pillars approx. 3 metres apart and infilled with close board fencing
8	No objection	17/01215/HOUSE	54 Valley Road, Newbury for Mr & Mrs Seward	Alterations to existing roof, a new porch and new car port to the side of the dwelling
9	No objection	17/01300/HOUSE	Stoneleigh, Badgers Ridge Newbury for Mr Andrew Dixon	1.5 storey annexe extension to existing garage
10	No objection	17/01129/HOUSE	16 Pond Close, Newbury for Mr Gubbings	New single storey porch to front elevation
11	No objection in principle but felt the neighbours should discuss further concerning possible overlooking and the mature trees on the edge of the site.	17/01339/OUTD	Land Adjacent To 4 Croft Lane, Newbury for Tim Burton	Erection of a single dwelling: All matters reserved

12	No objection	17/01232/FULD	Land Adjacent To 13 St Nicholas Road Newbury for Bullfinch Homes Ltd	Construction of two detached 3 bedroom houses together with 4 parking spaces and associated cycle storage and refuse storage
13	Objection/comment: Members were concerned at the impact the traffic might have on Water Lane which is already heavily used; overdevelopment – 157 too many dwellings for this area; concern at lack of a pedestrian crossing at the western side / Greenham Road	17/01096/OUTMAJ	Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd	Hybrid application seeking: 1) Full planning permission for the change of use of land to public open space and wildlife area. 2) Outline planning permission for 157 dwellings with related roads, parking areas, footpaths and landscaping. Matters to be considered: Access and Layout
14	No objection	17/01146/HOUSE	97 Enborne Road, Newbury for Caroline and Tony Benitez	Single storey side extension and porch
15	No objection	17/01100/HOUSE	Rosewood, Tydehams, Newbury for Mr & Mrs S Haydn-Jones	Timber frame and clad garden play house with terrace
16	No objection	17/00906/FUL	M4 Design Company Ltd, Pound Court, Pound Street, Newbury for Bangladeshi Welfare Centre	Change of use from class use B1 to mixed D1/D2 non-residential institution/assembly and leisure
17	Support	17/01208/FULD	10 Hampton Road, Newbury for City Arts Newbury	Refurbishment of the old Methodist Chapel/Mission Hall to be used as an art gallery/workshop, community orientated art hub and addition of first floor flat. Change of use from storage.
18	No objection	17/01254/HOUSE	Island Cottage, West Mills, Newbury for Karen Sawfield	Two storey rear extension. Install roof lights above bedroom 3 and over existing staircase to side elevation
19	No Comment as this is a Newbury Town Council application	17/01162/LBC2	St Nicolas House, West Mills, Newbury For Newbury Town Council	Install a 340 mm x 220 mm Blue Plaque to note St Nicholas House as a site of interest for Newbury history as the home of the Slocock family until 1847 and headquarters of the West Mills Brewery until 1920.
20	Objection/comment: the developer did not honour the agreement regarding colour of materials made with Mr Gilbert whose property backs onto the site	17/01219/COMIND	Car Park Land at B S T Fitness, Park Way Newbury, for Rotterdam Properties Ltd	Section 73A - Variation of conditions (2) plans, (3) materials, (4) floor levels,(6) dust, (9) remediation, (12) odour and noise, (13) acoustic fence, (16) landscaping, (18) arboriculture method statement, (19) tree works, (20) tree protection, (23) construction method statement, (24) visibility splays, (25) accesses', (26) motorcycle parking spaces, (27) cycle parking and storage, (28) surfacing, (29) travel plan and (30) flood risk of approved application 15/03332/COMIND
21	No objection	17/01267/ADV	Newbury Baptist Church, Moreton Hall, Cheap Street, Newbury for Newbury Baptist Church	Wall sign attached to brick wall

22	No objection	17/01328/HOUSE	9 Denmark Road, Newbury for Jeffery Herbert	Detached single garage
23	No objection	17/01332/FULD	154 Bartholomew Street, Newbury for Hart Street Properties	Change Of use of first floor, second and third floor from office (B1) to residential use (C3) to form 2 x 2 Bed and 1x1 bed apartments
24	Objection/comment: insufficient information regarding parking	17/01392/FULD	55 - 56 Cheap Street & 7, 9, 15 Kings Road Newbury for Mrs Erica McClenaghan	Convert 55 - 56 Cheap Street to 2 x 2 bed flats, 7 Kings Road to a 2 bed flat, 9 Kings Road to a 2 bed flat and 15 Kings Road to a 1 bed flat
25	Objection/comment: Members feel that this is just a delay tactic on the part of the developer, who should comply with the condition, as part of the original permission	17/01172/FULEXT	Northcroft House and Avon Bank House, West Street, Newbury for Churchill Retirement Living	Section 73a: Variation of Condition 13: Footway to allow safe access and egress for first 20 occupants prior to completion of work, of approval application 16/02470/FULEXT – Demolition and redevelopment to form 59 sheltered apartments for the elderly including communal facilities (category II type accommodation), access, car parking and landscaping.
26	No objection/comment: illuminated signs should be during business hours only	17/01111/LBC2	42 Northbrook Street, Newbury for Specsavers Optical Superstore	Replacement fascia and projecting signage to front elevation and decoration of the shop
27	No objection	17/01119/ADV	Unit C, Hambridge Road, Newbury for Wolseley UK	1 no. Goods inwards no illuminated pan sign to north elevation. 7no. non illuminated pan sign to east elevation. 2 no. non illuminated pan signs and 1 no. double sided non illuminated projecting sign to south elevation
28	No objection	17/01124/HOUSE	19 Pyle Hill, Newbury, for Mr & Mrs Middlemiss	Two storey side extension, single storey rear extension, extension to front porch, pool plant house and proposed garden and studio
29	No objection	17/00158/COMIND	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 the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a new permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No comment	17/01229/PASSHE	65 Conifer Crest, Newbury for Steve & Helen Maclean	Single storey rear extension: 6m from rear wall, 4m max. height and 3m eaves height

PLANNING AND HIGHWAYS COMMITTEE MEETING

19 JUNE 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	17/01492/FULD	86 Cromwell Road, Newbury for Barry Pearce	Conversion of garage and bedroom to house
2	CLAY HILL	17/01247/HOUSE	42 Kiln Road, Newbury for Lucy Robinson	Construction of parking bay to front of building and dropped kerb
3	FALKLAND	17/01243/FULD	Land Adjacent to 12 Normay Rise, Newbury for Mrs S Southward & Mrs B Clancy	Erection of new 2 bedroom dwelling, parking, turning and access
4	FALKLAND	17/01422/HOUSE	47 Valley Road, Newbury for Mr & Mrs Brookes	Single storey side extension and loft conversion
5	FALKLAND	17/01530/HOUSE	89 Essex Street, Newbury for Anthony Eades	Single storey garage and workshop / shed. The existing garage and shed replaced by the new garage and workshop / shed
6	NORTHCROFT	17/01286/HOUSE	32 Clifton Road, Newbury for Mrs S Chapman	Replacing existing timber shed (6.0m x 3.0m) with brick built shed (7.0m x 3.4m)
7	NORTHCROFT	17/01327/HOUSE	23 St Nicholas Road, Newbury for Mr & Mrs Foster	Extension to rear of existing property to provide garden room and ground floor WC
8	NORTHCROFT	17/01369/FUL	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for the Chequers Hotel	Exterior - Creation of new disabled access entrance to what will be the restaurant area of the Hotel. New signage above restaurant entrance. Refurbishment of existing main hotel revolving doors. Interior - 4 no. structural and non-structural openings to be made in walls to improve circulation. Raising of level to middle front room space to improve access from main restaurant space. Adjustment to WC layout to create a disabled WC
9	NORTHCROFT	17/01370/LBC2	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for the Chequers Hotel	Exterior - Creation of new disabled access entrance to what will be the restaurant area of the Hotel. New signage above restaurant entrance. Refurbishment of existing main hotel revolving doors. Interior - 4 no. structural and non-structural openings to be made in walls to improve circulation. Raising of level to middle front room space to improve access from main restaurant space. Adjustment to WC layout to create a disabled WC
10	ST JOHNS	17/01416/FULD	1 Northbrook Street Newbury for Delaport Investments Ltd	Change of use from B2 office space to C3 residential dwellings. Internal alterations to create 3 no: residential units

11	ST JOHNS	17/01417/LBC2	1 Northbrook Street Newbury for Delaport Investments Ltd	Change of use from B2 office space to C3 residential dwellings. Internal alterations to create 3 no: residential units
12	ST JOHNS	17/01415/HOUSE	23 Rectory Close, Newbury for Mr & Mrs Sales	Extension to rear of dwelling to increase kitchen dining area accommodation with internal alterations
13	VICTORIA	17/01348/FULEXT	Land at Hutton Close, Newbury for Sovereign BDW LLP	Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated car/cycle parking, landscaping, access and infrastructure
14	VICTORIA	17/01241/FUL	The Kennet Centre, Bartholomew Street, Newbury for H I G Luxemburg Holdings 77 Sarl	Change of use of Units 16 and 29-30 Cheap Street to A3 restaurant use and reconfiguration of adjoining A3 restaurant units at the Kennet Centre including removal of bay window, small scale extension at ground floor, new shopfronts, associated external works and plant areas
15	VICTORIA	17/01206/FUL	Victoria Park, Park Way, Newbury for Newbury Town Council	Proposed changing facility
16	VICTORIA	17/01469/FUL	17a Cheap Street, Newbury for Henry and Joes	Proposed change of use from A1 to A3 to create new restaurant with proposed new kitchen extraction unit at rear of property
17	VICTORIA	17/01405/ADV	50 Northbrook Street, Newbury for Ms Maham Iftikhar	Removal of existing shop front signage, replacement with salon name in Foamex
18	VICTORIA	17/01063/HOUSE	61 York Road, Newbury for Husky Design Ltd	Additional alteration to rear of the premises, extending dormer and additional roof lights to front of the house
19	VICTORIA	17/01007/FUL	113 Bartholomew Street Newbury for Star Pubs and Bars Ltd	Internal ground and first floor refurbishment, new glazed front and enclosure of Coaching Area. Conversion of existing letting bedrooms to toilets and convert existing managers flat into letting bedrooms. New garden sheds to rear of property and alterations to existing conservatory. General repairs
20	VICTORIA	17/01008/LBC2	113 Bartholomew Street Newbury for Star Pubs and Bars Ltd	Internal ground and first floor refurbishment, new glazed front and enclosure of Coaching Area. Conversion of existing letting bedrooms to toilets and convert existing managers flat into letting bedrooms. New garden sheds to rear of property and alterations to existing conservatory. General repairs
21	VICTORIA	17/01517/ADV	Whitequay Ltd, Faraday Road, Newbury for SEAT UK	3 x free standing signs and 9 x fascia signs
22	VICTORIA	17/01362/LBC2	Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings	Display of 1 x fascia sign and 1 x projecting sign on frontage (externally illuminated)
23	VICTORIA	17/01133/FUL	Land to rear of 39 Oxford Street, Strawberry Hill House & Access House, Strawberry Hill, Newbury for We Buy Any Car Ltd	Change of use of 6 parking spaces (serving adjacent offices) to sui generis 'car sales'
24	Adjacent Parish (Pyle Hill) Amended plans	17/00223/FULEXT	Land On North Side of Pyle Hill, Newbury for David Wilson Homes	Amended Plans: Relocation of dwellings to the south; additional information submitted regarding drainage/suds, ecology, affordable housing and parking allocations, plus materials, tree protection and shadowing plans

25	Adjacent Parish (Pyle Hill)	17/01072/RESMAJ	Newbury Racecourse, Racecourse Rad, Newbury for Newbury Racecourse Plc	Approval of Reserved Matters following Outline Permission 14/03109/OUTMAJ. Matters seeking consent: Access; Appearance; Landscaping; Layout; Scale
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PLANNING AND HIGHWAYS COMMITTEE MEETING

19 JUNE 2017

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/01058/FUL	Britannia Building Society, 1 Bridge Street, Newbury for BDZ Holdings	Change of Use from A2 (Building Society) to A3 use (Restaurant) - basement and ground floor only	<p>Objection/comment:</p> <ol style="list-style-type: none"> 1) Arrangements for the storage and removal of waste bins are not clear. 2) The pavement at that point is narrow, and a greater volume of persons will be entering and leaving the proposed restaurant than was the case for the Building Society. Bollards or other measures should be provided to protect the public from the traffic. 3) The application should have been accompanied by an application for Listed Building Consent. Its effects on the interior of the building need to be assessed. 4) A disabled person's toilet is not proposed, and should be provided. 5) Vehicles delivering supplies to the proposed restaurant are likely to obstruct the road across the bridge. A delivery plan to remove this risk should be prepared.
WBC final decision – Approved			

PLANNING AND HIGHWAYS COMMITTEE MEETING

19 JUNE 2017

SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01446/FULD	19 Battery End Newbury for Mrs Waller	Erection of a 3 bed dwellings with parking, amenity space and associated works	<p>Objection/Comment:</p> <ol style="list-style-type: none"> 1. This proposed garden Development would be out of keeping with the character of the area. 2. The path leading to the site is not owned by the applicant, who has no right to assign it for use by a separate dwelling. 3. The path could not take builders' vehicles, which would <p>16/01446/FULD 19 Battery End, Newbury for Mrs Waller Erection of 1 No. 3 bed dwellings with parking, amenity space and associated works. Have to park in the road. It is a grass track, and there are no proposals to improve its surface.</p> <ol style="list-style-type: none"> 4. The exit from the path onto Battery End would be Dangerous. 5. It was noted that, the development would adversely affect the roots of a number of mature and semi-mature trees in the garden of 19 Battery End and along the access path. We suggest that TPO's be applied to these trees as appropriate. 6. The house would significantly overlook both No. 6 Charles Street and the adjoining houses in Falkland Road. The Falkland Road houses are not correctly indicated on the map used in the application. 7. Removal of the present on-site parking spaces of 19 Battery End will increase the number of cars parked in the road. It is already heavily parked, and is regularly used by cars wishing to avoid the traffic lights outside Park House School.
Planning Inspectorate's decision – The appeal is dismissed (A copy of the notice will be available at the meeting)			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01414/OUTD APPEAL	Rear of 108 Bartholomew Street, Newbury for Ressance Ltd	Outline application for the development of seven 1 and 2 bedroom apartments. Matters to be considered: Access, Appearance, Layout and Scale	<p>Objection/comment:</p> <p>The proposed flats would be an overdevelopment, and would excessively dominate neighbouring residential dwellings. As a new development, it should conform to the emerging standards on car parking, which it does not as no parking is provided. It would not provide any amenity space, contrary to the Council's amenity space standards.</p>

Planning Inspectorate's decision – The appeal is dismissed. (A copy of the notice will be available at the meeting)

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
16/01414/OUTD COST DECISION	Rear of 108 Bartholomew Street, Newbury for Rissance Ltd	Outline application for the development of seven 1 and 2 bedroom apartments. Matters to be considered: Access, Appearance, Layout and Scale	Objection/comment: The proposed flats would be an overdevelopment, and would excessively dominate neighbouring residential dwellings. As a new development, it should conform to the emerging standards on car parking, which it does not as no parking is provided. It would not provide any amenity space, contrary to the Council's amenity space standards.

Planning Inspectorate's decision – The appeal for an award of cost is allowed. (A copy of the notice will be available at the meeting)