



6 February 2018

**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 12 February 2018 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 22 January 2018 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**  
*Chairperson*
- 5. Members’ Questions and Petitions**  
*Chairperson*

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486     [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)  
 (01635) 40484     [www.newbury.gov.uk](http://www.newbury.gov.uk)  
 @NewburyTC     NewburyTC

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

*Chairperson*

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

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

*Chairperson*

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

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

*Chairperson*

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

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

**Application No: 16/03437/FUL - To replace the existing unapproved fenestration with fenestration to match those approved by WBC's Conservation Officer, but using a different material for The Flat, The Nags Head, 91 Bartholomew Street, Newbury.**

**Newbury Town Council's Comments:** Objection/comment: We support the continued insistence by the Conservation Officer that traditional materials should be used for the windows of this building in the Conservation Area, in accordance with the previous appeal decision.

*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 Wednesday 28 February 2018.

**To consider** next steps

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

**Application No: 17/02461/PACOU - Application to determine if prior approval is required for the Change of Use of office (class B1) to 24 residential dwellings.**

**For Leat House, Overbridge Square, Hambridge Lane, Newbury for Over Bridge Development Ltd Newbury Town Council's Comments:** Objection/comment. The

Town Council remains fundamentally opposed to the conversion of office accommodation to residential in Overbridge Square, as on other trading estates.

Meaningful planning is not possible if the zoning policy laid down in an approved Local Plan can be overridden by permitted developments rights. The balance in Newbury between business and residential activities which is central to the town's character will be fatally undermined if commercial premises can be converted on a large scale to residential as this application intends. There are also significant practical problems.

The noise and traffic from businesses will interfere with the enjoyment by the flat residents of their premises, and lead to pressure for curtailment of those business activities. Overbridge Square is not suitably located for schools, shops, and other residential amenities. PDR's should not be a means of circumventing what would otherwise be a planning refusal.

*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 Wednesday 28 February 2018.

**To consider** next steps

11. **Town And Country Planning Act 1990**  
**Application No: 17/01808/OUTD – Outline application for erection of dwelling with integral garage. Matters to be considered: Access for Garden Land at 5 Normay Rise, 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 Friday 2 March 2018.

**To consider** next steps

12. **Town And Country Planning Act 1990**  
**Application No: 16/03562/OUTD – Renewal of application no 01/00254. Demolition of existing dwelling house, redevelopment with residential care home – matters to be considered access, layout & scale for Upcot, Tydehams, Newbury.**  
**Newbury Town Council’s Comments:**  
Objection/comment:

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. 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. 3) We agree with the objection by the Highways Officer, that the exit of additional vehicles onto Andover Road would be unsafe. 4) The area is zoned for residential use, not for a commercial development as this application proposes. 5) The scale and density of the buildings on the site would be an overdevelopment. 6) We question whether a residential care home on the site would be large enough to be economically viable.

*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 Thursday 1 March 2018.

**To consider** next steps

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

*Chairperson*

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

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

*Chairperson*

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

**15. Newbury Town Plan**

*Chairperson*

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

**16. Town Design Statement**

*Chairperson*

**To receive** an update on the Town Design Statement.