

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/02461/PACOU	Leat House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if prior approval is required for the change of use of office (class B1) to 24 residential dwellings	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.
Planning Inspectorate's decision – The appeal is dismissed (A copy of the notice will be available at the meeting)			

