

23<sup>rd</sup> May 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, Newbury on **Wednesday 30<sup>th</sup> May 2018 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

**Hugh Peacocke**  
**Chief Executive Officer**

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**1. Election of Chairperson and Vice-Chairperson**

*Chairperson*

**To elect** the Chairperson and Vice-Chairperson of the Planning & Highways Committee for the 2018/2019 municipal year.

**2. Apologies**

*Chief Executive Officer*

**3. 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.

**4. Minutes (Appendix 1 & 2)**

*Chairperson*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Wednesday 9<sup>th</sup> May 2018 (already circulated). (Appendix 1)

**To approve** the minutes of a special meeting of the Planning & Highways Committee held on Monday 14<sup>th</sup> May 2018 (already circulated). (Appendix 2)

**5. Questions and Petitions from Members of the Public**

*Chairperson*

Town Hall, Market Place, Newbury, RG14 5AA

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Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

**6. Members' Questions and Petitions**

*Chairperson*

**7. Schedule of Planning Applications (Appendix 3)**

*Chairperson*

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

**8. Schedule of Prior Approval Applications (Appendix 4)**

*Chairperson*

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

**9. Schedule of Planning Decisions (Appendix 5)**

*Chairperson*

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

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

*Chairperson*

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

**11. Newbury Town Plan**

*Chairperson*

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

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

*Chairperson*

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

**13. Working Group Members 2018/19 (Appendix 6)**

*Chairperson*

**To agree** the members of the Working Groups that report to the Planning and Highways Committee as the parent Committee for the 2018/19 municipal year.

**14. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 7)**

*Chairperson*

**To note** and agree any other items that Members resolve to add to the Forward Work Programme.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON WEDNESDAY 09 MAY 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jo Day; Lynne Doherty (named substitute); Adrian Edwards; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldeep Singh Kang; Tony Stretton.

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**185. APOLOGIES**

Councillors Jeanette Clifford & Miles Evans  
Absent: Councillor Andrew Steel

**186. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Lynne Doherty, Adrian Edwards, Dave 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 Chief Executive Officer made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committee and Councillor Lynne Doherty who is a substitute Member on that Committee: "I wish to make it clear that any comments I 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 I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

In considering the following application, Councillor Tony Stretton declared that he had a personal interest and took no part in the vote: **18/00876/FULD**

In considering the following application, Councillor Jeff Beck declared that he had a personal interest: **18/00876/FULD**

**187. MINUTES**

**PROPOSED:** Councillor Jeff Beck  
**SECONDED:** Councillor Elizabeth O'Keeffe

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 16<sup>th</sup> April 2018, be approved and signed by the Chairperson.

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

There were none.

**189. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**190. SCHEDULE OF PLANNING APPLICATIONS**

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

In considering the following application, Councillor Lynne Doherty declared that she had a personal interest: **18/00603/COMIND**

**191. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

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

Information was received and noted by the Committee.

**193. NEWBURY TOWN PLAN**

The Steering Group convened on the 25<sup>th</sup> April 2018, and reviewed the consultation responses. The draft is being amended where required following the consultation's accepted by the Steering Group the Draft Town Plan will be brought before the Planning & Highways Committee on the 18<sup>th</sup> June 2018, for review and recommendation to Full Council Monday 25<sup>th</sup> June 2018.

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

Newbury Town Council hosted a public meeting on the Sandleford proposals at Newbury Rugby Club on the 3<sup>rd</sup> May 2018. The event was very well chaired by Councillor Anthony Pick, with a high turn out of members of public. The Committee will hold a special meeting in the Council Chambers, Town Hall, Market Place on Monday 14<sup>th</sup> May at 7.30pm, where the two applications will be considered separately and the Committee will formulate its responses to each application.

**195. PEDESTRIAN EXPERIENCE WORKING GROUP**

Information was received and noted by the Committee.

**196. PROPOSALS FOR EXPENDITURE OF COMMUNITY INFRASTRUCTURE LEVIES**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Jeff Beck

**RESOLVED:** That the £15,000 for Signage, is to be left at the discretion of the Chief Executive Officer, for further decisions with West Berkshire Council.

£5,000 be approved to delivering a tree planting programme to support the Town Design Statement and the implementation referred to Community Services. The proposals for £2,000 for Alignment of pedestrian Lights & £17,000 for Pedestrian crossing contribution at the top of Newtown Road were not approved.

**197. CONSULTATION ON PROPOSED LOCAL DEVELOPMENT ORDER FOR GREENHAM BUSINESS PARK**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Lynne Doherty

**RESOLVED:** That the Committee supports the draft LDO for Greenham Business Park.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.54 HRS**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
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="#">18/00864/FULD</a>	Nexus House, Lambourn House and Derby House, Newbury Business Park, London Road, Newbury for Jamie Patterson	S73. Variation of condition (1) approved plans of approved application <a href="#">17/01886/FULD</a> - Proposed external alterations to facilitate the conversion of Lambourn House, Derby House and Nexus House into 129 x 1 bed flats.
2	Objection/comment: The same reasons for refusal as the previously refused application 17/00772 apply. It would result in a terracing effect, detrimental to the present street scene, and constitute a bad precedent for other houses in the road. The resultant amenity space for the present and proposed house would be inadequate. The site sits at a 90° bend in the road, and access and egress from the site would be unsafe. Because of parking congestion, cars are frequently parked at or close to the corner. The site will be overshadowed by the trees on the eastern side of the road.	<a href="#">18/00876/FULD</a>	6 Northwood Drive, Newbury for Mr Hamey & Mrs Woodhead	New single family dwelling
3	No objection	<a href="#">18/00848/HOUSE</a>	9 The Gabriels, Newbury for Mr & Mrs Maynard	Demolish existing conservatory and construct a garden room with part tiled/part flat roof
4	No objection	<a href="#">18/01010/HOUSE</a>	33 Montgomery Road, Newbury for Mr & Mrs C Phillips	Single storey extension to rear of 33 Montgomery Road with addition of front porch and window gables and render
5	No objection	<a href="#">18/00853/HOUSE</a>	7 Salcombe Road, Newbury for Miss Jones	Single storey side Extension at rear of property
6	No objection	<a href="#">18/00623/HOUSE</a>	5 Battle Road, Newbury for Mr Burnet	Single storey rear extension
7		<a href="#">18/00963/HOUSE</a>	67 Gloucester Road, Newbury for Mr & Mrs L Maggs	Conversion of attic space and addition of front and rear dormers
8	No objection, on condition that the Conservation Officer is satisfied, and adequate provision is made for bicycle parking.	<a href="#">18/00581/FULD</a>	43 Bartholomew Street, Newbury for Craftsman Newbury Ltd	Convert existing first and second floor office/flat and create new 1 x 1 bed flat.

9	No objection, on condition that the Conservation Officer is satisfied, and adequate provision is made for bicycle parking.	<a href="#">18/00582/LBC2</a>	43 Bartholomew Street, Newbury for Craftsman Newbury Ltd	Convert existing first and second floor office/flat and create new 1 x 1 bed flat.
10	No objection	<a href="#">18/01026/HOUSE</a>	41 Maple Crescent, Newbury for Mr & Mrs Calow	Proposed single storey rear extension, conversion of garage and new detached store
11	No objection	<a href="#">18/00891/HOUSE</a>	19 Gloucester Road, Newbury for Mr & Mrs Sturgess	Proposed flat roof rear dormer and glazed lantern in kitchen roof
12	No objection	<a href="#">18/00571/FUL</a>	127 Russell Road Newbury for Ashley Davis	Installation of a new PVCU window to side elevation
13	No objection	<a href="#">18/00720/HOUSE</a>	78 Enborne Road, Newbury for Peter & Angela Hyde	Rear extension in place of existing conservatory
14	Objection/comment. The neighbouring house, No. 9, would be subject to overshadowing by the new extension	<a href="#">18/00852/HOUSE</a>	7 Friars Road, Newbury for Jack & Hanna Trusler	Two storey side extension
15	No objection	<a href="#">18/00819/HOUSE</a>	23 Newport Road, Newbury for Martin Hawkins	Two storey extension, with family room and play room at ground floor level and new master bedroom and en-suite at first floor level, with associated parking to rear garden
16	No objection	<a href="#">18/00999/ADV</a>	2 Canal View Road, Newbury for Zillwoods Ltd	1 x No externally illuminated flex face, 2 x No folded powder coated pan
17	No objection	<a href="#">18/00957/FUL</a>	Consort House, 42 Bone Lane, Newbury for Mr A Mahal	Changes to external facade with introduction and alteration of new and existing window and door openings
18	No objection/comment: We recommend installation of a dropped kerb, as advised, and support the condition requiring improved visibility splays.	<a href="#">18/00995/FUL</a>	Consort House, 42 Bone Lane, Newbury for Orchard Investments (I) Ltd	Stopping up of existing vehicular access to parking area and creation of new vehicular access to Bone Lane
19	No Objection	<a href="#">18/00797/HOUSE</a>	Newspaper House and Units Q1-Q5 Faraday Road, Newbury for Newbury News Ltd	Outline permission for demolition of existing Newspaper House and industrial units and redevelopment of the site for 82 flats and office accommodation together with parking and associated works. Matters to be considered: Access, Appearance, Layout and Scale
20	Objection/comments: 1) A transport statement should have been provided. We support the objection of the Highways Officer on grounds of reduced parking capacity. 2) We were advised that issues of parking and improved facilities for players are covered by a second planning application which is still being validated. We consider that the present	<a href="#">18/00603/COMIN D</a>	Newbury Football Club, Faraday Road, Newbury for Newbury Community Football Group (NCFG)	Renewal and expansion of existing football pitch including artificial pitches

	planning application should only be considered jointly with this second one, in order to understand the complete range of facilities being proposed for players.			
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## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">18/00931/PASSHE</a>	21 Orchard Close, Newbury for Mr & Mrs Eggleton	Single storey rear extension. 4.95m beyond the rear wall, 3.77m maximum height, 2.4m height at the eaves
2	No objection	<a href="#">18/00929/PASSHE</a>	29 Priory Road, Newbury for Stuart Compton	Single storey rear extension adjoining existing garage to dwelling. Extend beyond the rear wall 3.765m, max height 3.9m and height at the eaves 2.7m

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 14 MAY 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O’Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Tony Stretton.

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**198. APOLOGIES**

Councillors: Jeanette Clifford & Dave Goff  
Absent: Councillor Andrew Steel

**199. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards 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 Chief Executive Officer made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I 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 I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

All of the Members of the Committee declared that that they had been lobbied regarding the applications and that none of the members had any prejudicial or personal interests in the proposals.

**200. TOWN COUNCIL’S RESPONSE TO THE SANDLEFORD PARK PROPOSALS:**

The Committee heard from a number of members of the public and the applicants for these proposals and also took into consideration the information received at the public presentation at Newbury Rugby Club on 3 May 2018.

**Proposed:** Councillor Adrian Edwards

**Seconded:** Councillor John Gardner

**Resolved:** that the following observations be submitted to the planning authority:

**i) 18/00764/OUTMAJ – Bloor Homes & Sandlesford Farm Partnership:**

Objection on grounds of insufficient information. To assess this application and 18/00828/OUTMAJ, the Committee will require to see: 1) a fully developed combined traffic model for both applications, including the local traffic in Andover Road, Monks Lane and the A339, and the traffic generated by the new schools; 2) a construction traffic plan for each site, showing how disturbance to local residents will be minimised; 3) a safety audit with regard to the high level of pedestrian and cyclist traffic to and from the local schools, shops,

garage, and community centre, and mitigation measures proposed; 4) a dated plan to reconstruct the roundabouts at either end of Monks Lane, showing how this will facilitate the flow of traffic and the safety of pedestrians and cyclists. These assessments should all be made with regard to traffic before and after the link road between the two sites is built.

Other observations by the Committee are: 5) The plan should show the planned parking capacity for visitors to the Country Park and sports pitches, which should be sufficient for the expected visitors. 6) The plan should include the expected additional patient care and parking capacity for the Falkland Surgery, and how it will be funded. 7) We urge review of the planned direct exit from the gated development in Monks Lane onto the proposed roundabout, as it is not clear that this will be safe. 8) Social facilities, including the sports pitches and children's play areas, should be located centrally at places convenient for residents. 9) Cyclist and pedestrian routes should be integrated with cyclist and pedestrian routes leading to the town centre. 10) Maintenance of the Country Park should be the responsibility of WBC or a Parish Council, not a management company appointed by the developer. A sum should be assigned by the developed to pay for it. 11) In addition to the new roads, the new sewers, surface water drainage, and public open spaces should be publicly adopted. 12) The subsidy which the developers will contribute towards a bus service for the sites should be defined.

**ii) 18/00828/OUTMAJ – Donnington New Homes:**

Objection on grounds of insufficient information. To assess this application and 18/00764/OUTMAJ, the Committee will require to see: 1) a fully developed combined traffic model for both applications, including the local traffic in Andover Road, Monks Lane and the A338, and the traffic generated by the new schools; 2) a construction traffic plan for each site, showing how disturbance to local residents will be minimised; 3) a safety audit with regard to the high level of pedestrian and cyclist traffic to and from the local schools, shops, garage, and community centre, and mitigation measures proposed; 4) a dated plan to reconstruct the roundabouts at either end of Monks Lane, showing how this will facilitate the flow of traffic and the safety of pedestrians and cyclists. These assessments should all be made with regard to traffic before and after the link road between the two sites is built. With regard to point 1), the Committee is unable to see how a 4.8 metre wide Warren Road exit will be able to cope with the combined site traffic, even when signalised, when either or both of the 500 homes on the DNH site and the link road with the Bloor Homes site are built.

Other observations by the Committee are: 5) Garden Close Lane and Kendrick Road are privately owned. We do not see how it is legally permissible for public pedestrian and cycle tracks from the site to access them. Moreover, Garden Close Lane is too narrow and winding to be safe for the large number of probable users of such a track. 6) Cyclist and pedestrian routes should be integrated with cyclist and pedestrian routes leading to the town centre. 7) Maintenance of the Country Park should be the responsibility of WBC or a Parish Council, not a management company appointed by the developer. A sum should be assigned by the developed to pay for it. 8) In addition to the new roads, the new sewers, surface water drainage, and public open spaces should be publicly adopted. 9) The subsidy which the developers will contribute towards a bus service for the sites should be defined.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.43 HRS**

**CHAIRPERSON**

## PLANNING AND HIGHWAYS COMMITTEE MEETING

30 MAY 2018

## 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="#">18/01084/HOUSE</a>	3 Wyndham Road, Newbury for Mr & Mrs Cockerell	Rear extension
2	CLAY HILL	<a href="#">18/00908/HOUSE</a>	15 Cresswell Road, Newbury for Bronislaw and Patrycja Czajkowski	Paving blocks to the front of the property and part of left side garden to be used as off street parking
3	FALKLAND	<a href="#">18/01078/HOUSE</a>	5 Holborne Close, Newbury for Bridget Laxton	Section 73: Variation of condition 2 'Approved Plans' alteration of kitchen/utility area of previously approved application 17/03396/HOUSE: Single-storey rear extension to bungalow, convert single garage and other internal alterations. Replace flat roofs in front elevation with pitched gable roofs. Extend existing driveway and replace tarmac with permeable paving
4	FALKLAND	<a href="#">18/01105/HOUSE</a>	15 Sidestrand Road, Newbury for Matt Smith	Demolition of existing garage, construction of two storey rear extension, enclosure of existing car port and associated works
5	FALKLAND	<a href="#">18/01206/HOUSE</a>	22 Sidestrand Road, Newbury for Ryan Pascoe	Two storey side extension and front porch to existing semi-detached house
6	FALKLAND	<a href="#">18/01128/HOUSE</a>	50 Conifer Crest, Newbury for Mr & Mrs Rider	Single storey rear extension with internal alterations
7	FALKLAND	<a href="#">18/01272/HOUSE</a>	Squirrels, Woodridge, Newbury for Mr & Mrs Seymour	Extension and alterations to The Squirrels
8	NORTHCROFT	<a href="#">18/00948/FULD</a>	Swallow, Chequers Hotel, 6 - 8 Oxford Street, Newbury for J Hughes	Change of use and conversion of existing storage building to 1 no. three-bedroomed dwelling with access from Pelican Lane
9	NORTHCROFT	<a href="#">18/00949/LBC2</a>	Swallow, Chequers Hotel, 6 - 8 Oxford Street, Newbury for J Hughes	Change of use and conversion of existing storage building to 1 no. three-bedroomed dwelling with access from Pelican Lane
10	NORTHCROFT	<a href="#">18/01073/LBC2</a>	40 Bartholomew Street, Newbury for Mr Joseph Khan	Repair works to existing fabric, replacement of existing roof tiles, and battens, re-leading of existing dormer coverings, rebuilding of existing defective chimney, new design for north entrance doors, not build as approved application. Regularization of floor repairs
11	VICTORIA	<a href="#">18/00865/FULD</a>	86 Northbrook Street, Newbury for Heighway Associates	Section 73: Variation of conditions 3: Refuse storage, 4: Protection from external noise, 6: Parking/turning, 9: Cycle storage, of approved application 17/02287/FULD: Conversion of rear first floor and first and second floor of Grade II listed building from B1 office to provide 4 no. two bed apartments.

12	VICTORIA	<a href="#">18/00869/LBC2</a>	86 Northbrook Street, Newbury for Heighway Associates	Section 73: Variation of conditions 3: Refuse storage, 4: Protection from external noise, 6: Parking/turning, 9: Cycle storage, of approved application 17/02287/FULD: Conversion of rear first floor and first and second floor of Grade II listed building from B1 office to provide 4 no. two bed apartments
13	VICTORIA	<a href="#">18/00966/FUL</a>	The Elephant at The Market, 8 Market Place, Newbury for Revere	Change of use of front external area to allow for serving pavement food and drinks. Seating area to have removable canvas barriers and furniture
14	VICTORIA	<a href="#">18/01009/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 WCs and living accommodation
15	VICTORIA	<a href="#">18/01080/FUL</a>	The Newbury, 137 Bartholomew Street, Newbury for Greene King PLC	Single storey rear extension
16	VICTORIA	<a href="#">18/01081/LBC2</a>	The Newbury, 137 Bartholomew Street, Newbury for Greene King PLC	Single storey rear extension
17	VICTORIA	<a href="#">18/01069/FULD</a>	Prezzo, 58 Cheap Street, Newbury for Warrant Investments Plc	Change of use of the first floor from Class A3 to Class C3 use, together with the conversion of the roof space in order to form a total of 3No. Residential flats (1 x 1 bed and 2 x 2 bed), and associated external alterations.
18	VICTORIA	<a href="#">18/01083/LBC2</a>	Tudor Lodge, Stroud Green, Newbury for Mathew Williamson	Replace lead light Window destroyed by fire, re-plaster snag walls with lime plaster; fit new lath and lime plaster ceiling to enclose charred joists; clean charred wood from exposed beams
19	VICTORIA	<a href="#">18/01113/HOUSE</a>	123 Boundary Road, Newbury for Mr Long	Single storey rear infill lean to roof and associated works.
20	VICTORIA	<a href="#">18/01134/HOUSE</a>	31 Newport Road, Newbury for Mr & Mrs Warren	Additions to include new front porch, single storey rear extension and flat roof dormer
21	VICTORIA	<a href="#">18/01234/FUL</a>	Unit Q5, Faraday Road, Newbury for Mrs B's Kitchen LTD	Partial change of use from B1 to A3. Conversion of existing loading bay to create shop front with canopy behind shutter and outside cafe seating area. Vent for extraction system. Display of advertisement
22	VICTOIRA	<a href="#">18/01235/ADV</a>	Unit Q5, Faraday Road, Newbury for Mrs B's Kitchen LTD	Partial change of use from B1 to A3. Conversion of existing loading bay to create shop front with canopy behind shutter and outside cafe seating area. Vent for extraction system. Display of advertisement
23	VICTORIA	<a href="#">18/01242/FULD</a>	11 London Road, Newbury for Richard Jones	Section 73A: Variation of conditions 2: Approved drawings, 4: Window/door details, of planning permission 16/01686/FUL

## 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	NORTHCROFT	<a href="#">18/01271/PASSHE</a>	126 Craven Road, Newbury for Mr Shore	Single storey rear extension. Extend beyond the rear wall 4.4m, maximum height 2.8m and height at the eaves 2.8m

## PLANNING AND HIGHWAYS COMMITTEE MEETING

30 May 2018

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
18/00541/HOUSE	37A Russell Road, Newbury for Peter Richardson	Demolish single-storey garage and rear conservatory. Proposed two-storey side and rear extensions and loft conversion, to create large family home. Widen existing dropped kerb access to provide four off- road parking spaces.	Objection/Comment: The proposed development is disproportionately large in relation to the existing dwelling and would deny light to and overlook the neighbours. We suggest that discussions take place between the applicant and the neighbours to address their concerns by suitable modifications. A possible solution could be that the new roofline is hipped rather than gabled.
<b>WBC final decision – Approved</b>			

## NEWBURY TOWN COUNCIL - WORKING GROUPS 2018 / 2019

### (Reporting to Planning and Highways Committee)

Working Group	Councillor Composition and other Members Lead Member / Chairperson is in <b>bold</b>	Term	Parent Committee
Heritage	<p>Cllrs Jeanette Clifford, Adrian Edwards, <b>Anthony Pick</b>,</p> <p><i>Other members:</i> David Peacock, Fiona Walker, Phil Wood and Glynda Horn (Admin support by Caroline Edmunds or Margaret Gore)</p>	Long	Planning & Highways
The Pedestrian Experience	<p><b>Cllrs Jo Day (Chair)</b>, David Fish, Martha Vickers, Margo Payne, Elizabeth O’Keeffe, Jeanette Clifford, Miles Evans, James Fredrickson, John Gardner</p> <p><i>Other members:</i> Gary Poulson (Shop mobility on behalf of WBDA), Russell Downing (Newbury BID)</p>	Short	Planning and Highways
Town Plan	<p><b>Cllrs Anthony Pick</b>, Adrian Edwards, David Goff, Elizabeth O’Keeffe, Howard Bairstow, Jeanette Clifford, John Gardner, Lynne Doherty, Margo Payne, Miles Evans</p> <p><i>Other members:</i> Cllr. Alan Booth (Speen PC), Bruce Blaine, Cllr. Elizabeth Nonweiler and Bill Graham, (Shaw-cum-Donnington PC), Councillor Alan Croney, (Greenham PC), Cllr. Paul Bryant (WBDC), Tony Trigwell-Jones, Hugh Peacocke (CEO)</p>	Medium	Planning and Highways Committee



**Newbury Town Council**

Work Programme for Planning and Highways Committee Meetings 18-19

**Standing Items on each (ordinary meeting) agenda:**

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions form Members of the Council
6. Schedule of Planning Applications
7. Schedule of Planning Decisions (if any)
8. Schedule of Prior Approval Applications (if any)
9. Schedule of Licensing Applications (if any)
10. Update from The Western Area Planning Committee
11. Sandleford Park Working Group – Update
12. Town Plan/ Town Design Updates
13. Forward Work Programme for Planning and Highways Committee meetings

<b>Meeting Date</b>	<b>Item</b>
September 2018	Approve additional chapter to the Town Design Statement addressing The Canal Corridor
September 2018	To establish a Newbury Development Trust to bring together the important stakeholders who can deliver the objectives of the Newbury Town Plan