

21<sup>st</sup> December 2019

**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 summoned to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Wednesday 2<sup>nd</sup> January 2019 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

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

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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 3<sup>rd</sup> December 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

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

- 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. Schedule of Licensing Applications (Appendix 5)**  
*Chairperson*  
**To comment** on the licensing applications 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. Sandlesford Park Joint Working Group – Update**  
*Chairperson*  
**To receive** an update on any relevant information.
- 12. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 6)**  
*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 MONDAY 03 DECEMBER 2018 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Miles Evans; John Gardner; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Andrew Steel & Tony Stretton.

**In Attendance**

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

**201. APOLOGIES**

Councillor: Adrian Edwards.

**202. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, 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 and Anthony Pick who are Members of West Berkshire Council Planning Committee and Jeanette Clifford who is a Substitute Member 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."

In considering the following application, Councillors Jeff Beck & Anthony Pink declared that they had been lobbied: **18/02910/FULD**

In considering the following application, Councillor Anthony Pink declared that he had been lobbied: **18/02910/FULD**

In considering the following application, Councillor Tony Stretton declared that they had a personal interest: **18/018/03029/OUTD**

**203. MINUTES**

**PROPOSED:** Councillor Elizabeth O'Keeffe

**SECONDED:** Councillor Jeff Beck

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 7<sup>th</sup> November 2018, be approved and signed by the Chairperson.

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

There were none.

**205. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**206. SCHEDULE OF PLANNING APPLICATIONS**

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

**207. SCHEDULE OF PLANNING DECISIONS**

Information was received and noted by the Committee.

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

There was nothing new to discuss at this time

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

There is no further information at this time. It was agreed that the Chief Executive Officer is to contact West Berkshire Council for update regarding applications on Sandlesford Park.

**210. WEST BERKSHIRE LOCAL PLAN REVIEW AND CONSULTATION**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Jeff Beck

**RESOLVED:** That the response from Newbury Town Council as at Appendix 2 to these minutes be submitted to West Berkshire District Council.

**211. PLANNING & HIGHWAYS BUDGET 2019-20**

**PROPOSED:** Councillor Anthony Pick

**SECONDED:** Councillor Miles Evans

**RESOLVED:** It was noted that the Heritage Working Group already has £2,037 allocated in Earmarked reserves and it was agreed that the £1,500 provided was not required for 2019/20. The matter should be reviewed for budget 2020-21.

**212. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2018/19**

Information was received and noted by the committee.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.41 HRS**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">18/03003/LBC</a>	Newbury Manor Hotel, London Road, Newbury for SCP Newbury Manor Ltd	Side Mounted condenser unit and roof-mounted extract
2	<p>Objection / comment: 1) The site is already used to park five cars for the residents of 1 Reed Walk, a house in multiple occupation with five bedrooms. There would be insufficient space for cars for an additional dwelling. 2) Given the use of the site for parking, insufficient amenity space would remain for both 1 Reed Walk and the new house. 3) The policy of the Town Council, expressed in the Newbury Town Plan, is to support the retention of open corner plots. Building on this site would set a bad precedent for similar corner plots in Trout Walk and elsewhere. 4) No orange planning application sign has been erected for the site. 5) The application would be garden-grabbing and an overdevelopment.</p>	<a href="#">18/03029/OUTD</a>	1 Reed Walk, Newbury for PHL Property Limited	Outline application for construction of four bedroom detached dwelling house on part of the garden of 1 Reed Walk with some matters reserved. Matters to be considered: Access and Layout
3	<p>Objection / comment:</p> <p>1) The houses in that part of Fire Tree Lane date from the 1920's and 1930's and have a unique character, which the proposed design of this development would not respect.</p> <p>2) Its distance from Fir Tree Lane, at about 2 metres, would not respect the building line of the neighbouring properties.</p> <p>3) There is insufficient space for the 4 parking spaces and on-site vehicle turning required by the Highways Officer.</p> <p>4) Because of the constant use of Fir Tree Lane, traffic queuing at the</p>	<a href="#">18/02910/FULD</a>	Land Rear Of 378 London Road, Benham Hill, Thatcham, Newbury for Catherine Hall	Erection of 3 no. one-bedroomed flats, access off Fir Tree Lane

	<p>approach to London Road is normal. Such queuing would interfere with cars seeking to exit from the site, and especially those seeking to enter the site from the south which would have to cross the queue.</p> <p>5) The Juliet balconies planned for the northern elevation would overlook the playing field of Fir Tree Primary School, since the trees which formerly provided screening have been cut down.</p> <p>6) Attention is drawn to the concerns of Thames Water with regard to the discharge of ground and surface water.</p>			
4	No objection / comment: A condition should be applied to prevent the out-building being used as a separate dwelling	<a href="#">18/02871/HOUSE</a>	3 Spencer Road, Newbury for Robert Nixon	New timber framed out building for use as a therapy room by a disabled person.
5	No objection	<a href="#">18/02796/HOUSE</a>	313 Andover Road, Newbury for Mr & Mrs G Powell	Proposed single storey rear extension
6	This was not considered as it has been withdrawn by the applicant.	<a href="#">18/02670/HOUSE</a>	19 Battery End, Newbury for Jack Stacey	A single storey side extension and loft conversion
7	No objection	<a href="#">18/02954/HOUSE</a>	69 Conifer Crest, Newbury for Mr & Mrs Shrovrou	Two storey extension to create enlarged kitchen dining utility area, with internal alterations and new roof over existing single storey garage for dressing room and new terrace area to rear.
8	No objection	<a href="#">18/02806/HOUSE</a>	1 Lisle Close, Newbury for Mr & Mrs Forster	Single storey rear extension to create enlarged kitchen dining utility area with internal alterations and additional of enclosed front porch
9	No objection / comment: The Application Form did not make clear what is being proposed	<a href="#">18/02969/COMIND</a>	Aldi Food store Ltd, London Road, Newbury for Aldi Stores Ltd	Section 73A: Variation of condition 1: Trading times, of planning permission 15/00147/COMIND
10	No objection	<a href="#">18/03071/HOUSE</a>	1 Kennet Road, Newbury for Mr & Mrs Philip Simmons	Demolish structurally substandard extension, retention and refurbishment of original built form, revised vehicular access
11	No objection	<a href="#">18/02895/HOUSE</a>	127 Andover Road, Newbury for Mr S Tucker	Single storey kitchen/porch/cloakroom extension to front elevation.
12	No objection / comment: We share the concerns of the conservation Officer and we hope that this represents the final application for this development.	<a href="#">18/02952/LBC2</a>	12 Market Place, Newbury for JD Weatherspoon	Section 19: Variation of Condition 2: Approved plans, of planning permission 18/02257/LBC2
13	No objection / comment: 1) The alteration should not entail	<a href="#">18/02844/FULD</a>	4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Reinstatement of the previous use as a dwelling with alterations

	<p>any change in architectural style or materials.</p> <p>2) We recommend that construction traffic be required to use the rear access via the URC site.</p> <p>3) We recommend also that waste collection is via the rear access.</p> <p>4) Parking should be provided by arrangement on the URC site as for other dwellings in Cromwell Place.</p>			
14	<p>No objection / comment:</p> <p>1) The alteration should not entail any change in architectural style or materials.</p> <p>2) We recommend that construction traffic be required to use the rear access via the URC site.</p> <p>3) We recommend also that waste collection is via the rear access.</p> <p>4) Parking should be provided by arrangement on the URC site as for other dwellings in Cromwell Place.</p>	<a href="#">18/02846/LBC2</a>	4 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Reinstatement of the previous use as a dwelling with alterations
15	<p>No objection / comment:</p> <p>1) The alteration should not entail any change in architectural style or materials.</p> <p>2) We recommend that construction traffic be permitted to use the rear access via the URC site.</p> <p>3) We recommend also that waste collection is via the rear access.</p> <p>4) Parking should be provided by arrangement on the URC site as for other dwellings in Cromwell Place.</p>	<a href="#">18/02848/FULD</a>	2-3 Cromwell Place, Newbury for Mervyn Orchard-Lisle	Reinstatement of the previous use as a dwelling with alterations
16	No objection	<a href="#">18/03036/CERTE</a>	The Bungalow, Greenham Island, Mill Lane, Newbury for Mark Wiltshire	Certification of Lawfulness of existing dwelling use.
17	No objection	<a href="#">18/03075/FUL</a>	Fawcetts Volvo, Unit C, The Triangle, Newbury, for Waylands Automotive properties Ltd	Internal alterations, replacement signage and new cladding to existing motor dealership premises.
18	No objection	<a href="#">18/03079/ADV</a>	Fawcetts Volvo, Unit C, The Triangle, Newbury, for Waylands Automotive properties Ltd	Internal alterations, replacement signage and new cladding to existing motor dealership premises.





## Newbury Town Council

### Responses to West Berkshire Local Plan Review to 2036 - Regulation 18 Consultation November 2018

#### Question 1:

#### Do you agree with our proposed Vision? Yes/No

The text refers to another "Vision" being drafted by the Health and Wellbeing Board; there should be just one Vision for West Berkshire. WBDC and the Health and Wellbeing Board need to combine their "Visions". The present arrangement is confusing.

We would like to make the following suggestions regarding Chapter 3, Strategic Objectives:

(additions shown in italics)

### 3 Strategic Objectives

#### 2. Housing

Together with the other Berkshire authorities within the Western Berkshire Housing Market Area, to ensure that *sufficient zoned and serviced land is made available to meet* the assessed need for market and affordable housing up to 2036 will be met across the District.

#### 3. Sustainable and Quality Development

To ~~ensure~~ *facilitate, support and enable* provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

#### 4. Economy

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of *sufficient* employment land which provides for a range of local job opportunities. *Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses*

#### 5. Town Centres

To enhance, *support and facilitate* the vitality and viability of Town, district and local centres in West Berkshire as places for shopping, leisure and community activities.

#### 6. Culture

Together with partners, to *identify, record, develop* and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

#### 7. Heritage

To *record*, conserve and enhance the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside, including a programme of conservation area appraisals where appropriate.

## **10. Transport**

To make provision for transport networks that support sustainable growth *and improve the quality of life for residents* in West Berkshire and to promote low emission transport choices.

## **11. Infrastructure**

To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development *and improve the quality of life for residents in West Berkshire* in accordance with the detail set out in the Infrastructure Delivery Plan.

Add further Strategic objectives:

## **12. Health and wellbeing**

*1. Develop strategies to encourage healthier lifestyles and to provide the infrastructure to enable this (walking, cycling, leisure, etc.*

*2. Develop strategies and policies to meet the needs and choices of the changing demographics of West Berkshire up to 2036, including care facilities, dementia awareness, mental and physical health, etc.*

We believe that the Plan should include Strategic Objectives to cover the following important matters:

## **13. Education**

*Education should include provision for expansion of further and higher education.*

## **14. Sports and Leisure**

*This should include a policy for expansion of sports facilities across the District, and other leisure facilities.*

## **15. Tourism**

This should include a specific policy to develop the river and the Canal as a leisure and tourism centre/facility.

**For the rest of the document, the Newbury Town Council responses are shown in red:**

### **Chapter 4: 4 Reviewing the Spatial Strategy**

**Paragraph 4.4:** add a third reason to review existing housing provision:

*iii. To address the affordability issues faced by residents of West Berkshire*

**The Local Housing Needs Assessment** makes no reference to obsolescence and/or replacements to existing housing stock and no provision is made to account for this.

**Paragraph 4.15 provides as follows:**

As work progresses we will also consider whether a stepped target may be suitable, with a lower requirement in the early part of the Plan period, increasing in the later period of the Plan. This may be appropriate if delivery is anticipated to vary significantly over the Plan period, which could be the case if a significant element of the requirement is to be met from large strategic sites which, it is acknowledged, will take longer to deliver.

**We believe that this approach is likely to cause affordability and supply issues.**

It would be more effective, efficient and cause less problems to do it the other way around, that is to aim to front load the earlier part of the Plan period.

The Housing supply provision to 2036 includes a "Windfall allowance" of 1,600 dwellings. (page 10). There is no explanation for this provision. Windfall is defined as "Sites not specifically identified" and it should not be relied upon to meet the properly assessed needs of the District.

Paragraph 4.21 provides that "Some of this housing requirement can be met through allocations in Neighbourhood Development Plans (NDPs)."

The evidence to date suggests that this cannot be relied upon to make any significant contribution to meeting housing needs.

## **Reviewing the employment land requirement**

**Paragraph 4.23** "The current Local Plan outlines through policy CS9 of the Core Strategy that West Berkshire has a sufficient supply of employment land to meet demand to 2026, and thus there is no need to plan for a net increase in employment land stock. However, the employment land requirement needs to be reviewed to look longer term in order to ensure the provision of sufficient employment land to support future growth in the district through to 2036."

- Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses. There are no such policies at present.
- Permitted Development Rights on commercial property make a nonsense of all Planning, and specifically place at risk any policy on dedicated employment land.

Paragraph 4.3.1 refers to Newbury and the following should be added:

Newbury Town Council has recently approved the Newbury Town Plan 2036, covering the settlement area of Newbury. This review will consider the objectives of the Town Plan and have due regard to same.

**Paragraph 4.49** *The Council is clear that in going forward it will take a landscape led approach to the drawing of settlement boundaries and so we have reviewed our settlement boundary criteria with this in mind.*

Is this the correct approach for settlement boundaries? Should it not be a community-led approach, having regard to the location of service centres, infrastructure and facilities of the community? Physical infrastructure, such as road lines, rail lines, bridges often play a part in determining settlement boundaries.

## **Appendix A: Local Housing Need Assessment Calculation for West Berkshire - Sept 2018**

The figures provided make no provision for obsolescence / replacement of existing housing stock.

The Criteria for audit of services and facilities for settlement hierarchy includes Accessibility by public transport. There is no mention of private transport links, facilities or infrastructure. (Car parks are not listed among the Key services and facilities)

## **Appendix C: Draft revised settlement boundary review criteria**

**C.1** The Council will take a landscape led approach to the drawing of settlement boundaries.

As stated above, we do not agree with this approach and we recommend that settlement boundaries are community –led, having regard to existing settlement area, existing planning permissions, lands identified for future development, the catchment area of the settlement centre and physical boundaries, such as roads, bridges, railway lines, etc., as well as landscape issues.

**Boundaries will exclude:**

Open undeveloped parcels of land on the edges of settlements.

Why should such sites be excluded if they can provide sustainable development?

The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement.

If this land is suitable for sustainable development, why should it be excluded?

**Appendix D: Assessment of the relevance and effectiveness of the adopted policies.**

Part 2 includes the ADPP” for Newbury. The recommendation in the consultation document is to *Consider whether the current spatial strategy for the District is the most appropriate up to 2036. Policies for the delivery of the Spatial Strategy to be developed once the principles have been established.*

Following consultation with officials of the Planning Authority, Newbury Town Council approved a Town development Plan to address the shortcomings of the ADDP2.

The Town Plan mandates a spatial plan for all social functions up to 2036: residential, employment, educational, cultural, entertainment, social, sporting, transport, medical, day care centres, and care home needs. Otherwise, housing will be built on land which will be needed for other uses. [This happened (for instance) on land west of Newbury in the 1960's.]

The Town Plan also mandates a forecast of population and age profile up to 2036, and policies following from that. An aging population will require day care centres and dedicated care homes. No provision has been planned for this.

Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses. There are no such policies at present.

PDR's on commercial property make a nonsense of all planning, and specifically place at risk any policy on dedicated employment land.

Page 33, the Sandleford Strategic site allocation, is now estimated at 1,500 dwellings, rather than the 2,000 stated here. The Sandleford project is currently suffering from lack of a coherent access strategy to the west. An access road towards Wash Water is recommended

Page 39, WBDLP saved policy SHOP1 Non Retail uses in Primary Shopping Frontage:  
Promotes the vitality of centres by restricting the loss of A1 retail uses in areas designated as primary shopping frontages, **and**

Page 40: WBDLP saved policy ECON5 Town Centre  
Commercial Areas

Sets out the approach to business development/offices within identified Town centre commercial areas.

These Policies need to be reviewed in light of the current challenges facing "The High Street"

## 6. Culture

There are currently no existing specific policies covering this topic.

Overall policy approach to be considered.

**Recommendation:** Identify whether policies are required to cover specific issues under this strategic objective, such as tourism, or whether these could be combined with other policies.

WBC should have a policy for cultural development, including the arts.

- A tourism policy should not just be evaluated, but should exist.
- There should be a specific policy to develop the river and the canal as a leisure and tourism centre.

Page 41: WBDLP saved policy RL1 Public Open Space Provision in Residential Development Schemes Sets out the public open space provision from developments of 10 or more dwellings.

**Recommendation:** Principles of the policies anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.

The policy provides:

The Council will seek the transfer of public open space to local authority ownership control in a condition appropriate for such use together with any appropriate sum for ongoing maintenance.

This is not what is now happening in practice? The policy is correct, but we do not support the growing practice of forcing the occupants of new houses to take on the costs of managing/ maintaining PUBLIC open space. This is inequitable and unsustainable in the longer term.

Page 42: WBDLP saved policy TRANS3 A34/M4 Junction 13 - Chieveley

Limits further development at A34/ M4 Junction 13 to protect the landscape quality of the area.

Recommendation: Policy approach to be updated. Consider combining the principles of the policy with other policies.

The aim of the recommendation is unclear. However, we would like to point out that the Newbury Town Plan proposes:

6.1 Subject to evaluation, a new business park, readily accessible from the M4, should be established, designed especially for new and innovative businesses.

The planning conditions offered should be sufficiently flexible that the business should be able to set up and run within a few months, independent of the size of premises required. This will require a special planning designation of the business park, for instance by a Local Development Order.

The rental agreements offered should enable the business to expand, contract, close, or relocate easily and without onerous penalties. It should also leave the business free to select what additional services it selects, such as a receptionist or telephonist.

The business park should offer one or more incubation and accelerator hubs, similar to those established elsewhere, for example by the Magdalene Centre at Oxford.

## PLANNING AND HIGHWAYS COMMITTEE MEETING

SCHEDULE OF PLANNING APPLICATIONS  
02 JANUARY 2019

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="#">18/03101/HOUSE</a>	24 Cromwell Road, Newbury for Clair Green	Installation of an ancillary garden annex known as a 'Zedbox'
2	FALKLAND	<a href="#">18/03055/HOUSE</a>	44 Glendale Avenue, Newbury for Mr & Mrs James	Proposed single storey rear extension, two storey side extension and proposed out building to rear of garden
3	FALKLAND	<a href="#">18/03059/HOUSE</a>	10 Kingsbridge Road, Newbury for Mr & Mrs Drinkwater	Single storey rear extension and loft conversion
4	FALKLAND	<a href="#">18/03148/HOUSE</a>	78 Andover Road, Newbury for Mr & Mrs Billett	Rear conservatory
5	FALKLAND	<a href="#">18/03144/FUL</a>	Newbury Athletics, Fifth Road, Newbury for St Bartholomew School	Demolition of the sports pavilion and erection of a single storey replacement and new parking area
6	FALKLAND	<a href="#">18/03273/HOUSE</a>	73A Fifth Road, Newbury for Mr A Clark	Single storey conservatory extension
7	ST JOHNS	<a href="#">18/03097/FUL</a>	88 Newtown Road, Newbury for West Berkshire Council	New standalone single storey classroom accommodation, to provide 6 additional pupil spaces
8	ST JOHNS	<a href="#">18/03203/COMIND</a>	Land Adjacent To Newbury RFC, Monks Lane, Newbury for Porthaven Care Homes	Section 73: Variation of condition 3 'working hours' of preciously approved application 17/01446/COMIND: Construction of care home and associated works
9	ST JOHNS	<a href="#">18/03294/ADV</a>	Land Adjacent To Newbury RFC, Monks Lane, Newbury for Porthaven Care Homes	Promotional Name Sign for Proposed care home for Porthaven Care Home
10	ST JOHNS	<a href="#">18/03198/HOUSE</a>	17 Bruan Road, Newbury for Chris & Kate Hardy	Removal of existing garage and conservatory, formation of new single storey wrap around extension. New velux roof light to rear landing
11	VICTORIA	<a href="#">18/03119/LBC2</a>	Monument, 57 Northbrook Street, Newbury for EI Group Plc	Removal of non-original internal wall.
12	VICTORIA	<a href="#">18/02878/LBC2</a>	26 Market Street, Newbury for EI Group PLC	Internal alterations including removal of internal walls and exposing existing timber frame structure
13	VICTORIA	<a href="#">18/03157/ADV</a>	12 Market Place, Newbury for J D Wetherspoon	Fascia sign at the rear of the building
14	VICTORIA	<a href="#">18/03194/LBC2</a>	12 Market Place, Newbury for JD Wetherspoon	Relocation of existing fascia signage from existing building to parapet of approved extension
15	VICTORIA	<a href="#">18/03089/FULD</a>	24 Newtown Road, Newbury for Mr D Whitaker	Proposed conversion of Grade II Listed building into two flats
16	VICTORIA	<a href="#">18/03090/LBC2</a>	24 Newtown Road, Newbury for Mr D Whitaker	Proposed conversion of Grade II Listed building into two flats

17	VICTORIA	<a href="#">18/03272/FUL</a>	Newbury Building Society, 17 Bartholomew Street, Newbury for Newbury Building Society	Demolition of existing building entrance from Bartholomew Street, and erection of a two-storey extension providing 80sqm of reception and office space. Various changes to improve visual appearance of the building, new windows, signage, landscaping, 16 cycle parking spaces
18	VICTORIA	<a href="#">18/03094/FULC</a>	Tickitape House, 31 Bone Lane, Newbury for J Kane	Conversion of existing offices to form car showroom, subdivision of existing warehouse to create motor vehicle repair unit. Creation of new access and alterations to existing parking arrangements. Alteration of external elevations including roof and upgrading of existing hard surfaced areas
19	VICTORIA	<a href="#">18/02274/FUL</a>	Harris Roofing Supplies Ltd, 20 Hambridge Lane, Newbury for West Berkshire Van Hire	Change of use from light industrial (use class B1) to van hire (Sui Generis)
20	VICTORIA	<a href="#">18/03206/FULD</a>	45 Greenham Road, Newbury for Mr Smith	Renovation/conversion of existing building (house of multiple occupation) into 5 no. 1 bedroom apartments with new dormer at the rear and elevation improvements with erection of bin/cycle storage and associated car parking. External rear staircase and single storey extension to be demolished. Existing porch to be replaced
21	VICTORIA	<a href="#">18/03193/FUL</a>	6 The Kennet Centre, Newbury for H.I.G Holdings 77 Sarl	Change of use of vacant A1 retail unit to Bowling Alley and Laser Tag (use class D2) with ancillary uses at the Kennet Shopping Centre Newbury
22	<b>Adjacent Parish (NORTHCROFT)</b>	<a href="#">18/03181/OUTMAJ</a>	Land Adjacent to Hilltop, Oxford Road, Newbury for David Wilson Homes (southern)	Section 73: Variation of Condition 1 – Approved plans of previous application approved by appeal APP/W0340/W/16/3143214 (14/02400/OUTMAJ Outline application for mixed use scheme on 23.2 ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m2 local centre (Use classes A1/A2/D1/D2 – no more than 200m2 of A1) on 0.29 ha of land, one form entry primary school site on 1.71 ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access)

## 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	VICTORIA	<a href="#">18/03150/PACOU</a>	28-29 Northbrook Street, Newbury for Bellborough Limited	Change of use of ground floor from retail to A3 class use.



## PLANNING AND HIGHWAYS COMMITTEE MEETING

2 JANUARY 2019

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">18/02262/FULEXT</a>	Former J and P Motors Site, Newtown Road, Newbury for Palady Developments Ltd	Section 73A Variation of condition 2, code for sustainable homes of previous application 07/01687/FULEXT Demolition of existing garage and change of use to erect 37 No.1 and 2 bedroom apartments and associated works Second floor conversion	Objection / comment: Members support the code for sustainable homes and believe that the condition to observe it should be sustained.
<b>WBC final decision – APPROVED</b>			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">18/01620/FULD</a>	108 Bartholomew Street, Newbury for Ressance Limited	Development of 8 Departments	Objection. 1)An extension to 8 flats would be an over development. 2) It remains unclear how construction could take place with the necessary storage of materials, machinery and vehicular access, without severe inconvenience to the residents of Imperial Court. 3) It remains unclear how the right of access via Imperial Court for deliveries and residents can be made compatible with the parking rights of residents of Imperial Court, without conflict and inconvenience to all parties. 4) We support the requirement for 2 affordable units, in accordance with the approved Newbury Town Plan(4.6)
<b>WBC final decision – APPROVED</b>			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">17/02150/FUL</a>	Land North of, Freemans Yard, Bone Lane, Newbury for Mr N Toto	Car wash and Valeting with canopy for drying.	Objection: no arrangement are state for parking, a turning circle for vehicles, or disposal of waste water. We note that this application is retrospective.
<b>WBC final decision – APPROVED</b>			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">18/02872/LBC2</a>	12 Market Place, Newbury for J D Wetherspoon	Section 19: Variation of condition 2: Approved plans, of planning permission 18/02257/LBC2	No objection
<b>APPLICATION HAS BEEN WITHDRAWN</b>			

## PLANNING AND HIGHWAYS COMMITTEE MEETING

2 JANUARY 2019

## SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: <b>18/01831/LQN</b>	Applicant: Leisure Licence Ltd  Location: The Kennet Centre, Newbury, Berkshire, RG14 5EN	<b>Proposal:</b>  <b>Performance of Plays, Films, Indoor Sporting Events, Live &amp; Recorded Music:</b> Sunday to Thursday from 09:00 to 00:30, Friday and Saturday from 09:00 to 01:30  <b>Late Night Refreshment:</b> Sunday to Thursday from 23:00 to 00:30, Friday and Saturday from 23:00 to 01:30 Supply of Alcohol for consumption both on and off premises: Sunday to Thursday from 09:00 to 00:00, Friday and Saturday from 09:00 to 01:00

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: <b>18/01844/LQN</b>	Applicant: Draco Floristry Limited  Location: Unit G8, Parkway Shopping Centre, Newbury, Berkshire, RG14 1AY	<b>Proposal:</b>  Supply of Alcohol for consumption on and off premises – Monday to Saturday from 09:00 to 23:00 & Sunday from 10:30 to 22:30

**Newbury Town Council**

## Work Programme for Planning and Highways Committee Meetings

**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

Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO
March 19	To consider the additional chapter to the Town Design Statement: "The Canal Corridor"
Each June	Review Terms of Reference and membership of Working Groups