

27<sup>th</sup> February 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 **Monday 4<sup>th</sup> March 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 11<sup>th</sup> February 2019 (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. **Update from The Western Area Planning Committee**  
*Chairperson*  
**To receive** an update on any relevant business from the Western Area Planning Committee.
9. **The Canal Corridor (Appendix 4)**  
*Chairperson*  
**To appoint** a Working Group to draft an additional chapter to the Town Design Statement
10. **Sandleford Park Joint Working Group – Update**  
*Chairperson*  
**To receive** an update on any relevant information.
11. **Public Footpaths/ Rights of Way**  
*Chairperson*  
**To consider** referring the following paths/links to West Berkshire District Council for approval as public rights of way:  
1. The link between Andover road and Sidestrand Road via Fairview  
2. The link between Roebuts Close and Andover Road (Next to No. 115)
12. **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.

**If you would like a paper copy or large print copy of this agenda, please request this from the Reception Desk at the Town Hall.**

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 11 FEBRUARY 2019 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Adrian Edwards; Miles Evans; Dave Goff; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang & Tony Stretton.

**In Attendance**

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

**237. APOLOGIES**

Councillors John Gardner & Jo Day  
Absent: Andrew Steel

**238. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, 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 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."

Councillor Jeff Beck is a Member of West Berkshire Council's Licensing Committee and he wished to make it clear that any comments he makes 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 he may vote when any application is considered by West Berkshire District Council. At that time, he will weigh up all the evidence.

In considering the following application, Councillor Miles Evans declared that he had a personal interest: **18/03340/COMIND**

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest: **19/00103/HOUSE**

In considering Agenda Item 15, (Public Footpath), Councillor Jeanette Clifford declared that she had a Prejudicial interest and took no part in the vote.

In considering Agenda Item 11, (Racecourse Road – 20mph Speed Limit Zone), Councillor Jeanette Clifford declared that she had a prejudicial interest and took no part in the vote.

In considering agenda item 8, (Schedule of Licensing Applications), Councillors Adrian Edwards and Jeff Beck declared a prejudicial Interest and took no part in the vote.

**239. 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 21<sup>st</sup> January 2019, be approved and signed by the Chairperson.

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

There were none.

**241. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**242. SCHEDULE OF PLANNING APPLICATIONS**

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

**243. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**244. SCHEDULE OF PLANNING DECISIONS**

Information was received and noted by the Committee.

**245. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises License 19/00134/LQN (Variation) – Shaw House, Church Road, Newbury.**

Applicant: West Berkshire Council

No objection

- **Premises License 19/00135/LQN (Section 51), (Review) – Hot News, 17-18 Market Street, Newbury.**

Applicant: Thames Valley Police

No objection

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

The Planning Application for Newbury Athletics Club, Fifth Road to build a new pavilion was approved at Western Area Planning Committee. Councillors Adrian Edwards and Anthony Pick objected in principle to the application.

**247. RACECOURSE ROAD, NEWBURY — PROPOSED 20MPH SPEED LIMIT ZONE**

Information was received and noted by the Committee, and had no comments to make.

**248. SECTION 215 OF THE TOWN & COUNTRY PLANNING ACT 1990**

**PROPOSED:** Councillor Anthony Pick  
**SECONDED:** Councillor Adrian Edwards

**RESOLVED:**

I. That the Chief Executive Officer will write a letter to the agents or owners of the properties, where there are concerns that the buildings or land are injurious to the amenities of the area. If no action is taken place, the property will be then referred to West Berkshire District Council for consideration under Section 215 of the Town and Country Planning Act 1990.

II. That these matters be reviewed quarterly by this Committee.

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

There was nothing new to discuss at this time.

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

The work programme was noted by the Committee

**251. PUBLIC FOOTPATH – BURCHELL ROAD TO OXFORD ROAD AND HEREWOOD CLOSE, NEWBURY**

The meeting received a presentation from Ms. Linda Tull, Chairman of the Speen, Shaw and Donnington Community Forum.

**Proposed:** Cllr. Tony Stretton  
**Seconded:** Cllr. Jeff Beck

**Resolved:** That Newbury Town Council fully supports the application by the Speen, Shaw and Donnington Community Forum for the adoption by West Berkshire Council of Muddy Alley as a Public Right of Way. The lane provides a valuable pedestrian route, especially for school children, which avoids public roads, and it merits protection. Response to Stuart Higgins letter back in September 2018, regarding un-adopted road and pathways.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.28 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 / comment: Fire Service should be consulted on access.	<a href="#">19/00108/FULD</a>	Land North Of 4 and South of 8 Edgecombe Lane, Newbury for Gary Marshall & Derek Howe	Demolition of out-building and construction of two semi-detached dwellings with highway improvements.
2	No objection / comment: Because of the higher flood risk at that location, electricity points should be located at a higher position than normal.	<a href="#">19/00091/HOUSE</a>	30 Newport Road, Newbury for Mr & Mrs Trigwell	Single storey rear extension and associated internal alterations. New roof to existing conservatory.
3	No objection	<a href="#">19/00173/HOUSE</a>	6 Fieldridge, Newbury for Rebecca Hilton	Single storey side extension with garden level alterations.
4	No objection	<a href="#">19/00132/HOUSE</a>	12 Valley Road, Newbury for Mr & Mrs A Duncan	Proposed single storey front and side extension
5	No objection / comment: The plans are difficult to read.	<a href="#">18/03244/HOUSE</a>	28 Gorselands, Newbury for Mr Shanahan	Convert loft and fit 2 no dormer windows.
6	No objection / comment: The plans are difficult to read.	<a href="#">19/00140/HOUSE</a>	53 Gorselands, Newbury for Mr & Mrs W Quiruga	Replace conservatory with permanent brick built extension.
7	No objection	<a href="#">19/00175/HOUSE</a>	30 Bartlemy Close, Newbury for Mr & Mrs Douglas	Loft conversion and internal alterations
8	Support / comment: The Members support is linked to support for 19/00153. The present scout hut is no longer fit for purpose. The proposed building is of good design. An archaeological survey should be carried out, given the local site of the First Battle of Newbury.	<a href="#">19/00168/FULD</a>	Battery End Hall, Battery End, Newbury for Scout Association	1 x 4 bedroom two storey dwelling with parking
9	No objection	<a href="#">19/00103/HOUSE</a>	Fairacre, Speen Lane, Newbury for Jim & Sian Lupton	Repairs to existing balcony/roof, new decking, glass balustrade and spiral staircase to one side.
10	No objection / comment: A construction method statement should be provided to minimise disturbance to neighbouring properties.	<a href="#">19/00130/FUL</a>	8A Newbury Retail Park, Pinchington Lane, Newbury for F & C Commercial Property Holdings Limited	Proposed works to front elevation
11	No objection	<a href="#">19/00243/HOUSE</a>	11 Cheriton Close, Newbury for Mark Halling	Demolition of conservatory and replacement of single storey rear extension with internal works.
12	No objection	<a href="#">18/03293/COMIND</a>	Land Adjacent To Newbury RFC, Monks Lane, Newbury for Porthaven Care Homes No 3	Section 73: Application for variation of Condition 6 – Approved Plans, of approved application 17/01446/COMIND (Construction of a care home and associated works).
13	No objection	<a href="#">19/00127/HOUSE</a>	28 Chandos Road, Newbury for Nicolas & Christina Prout	Single storey rear extension, decking and associated works.

14	No objection	<a href="#">19/00152/HOUSE</a>	97 Andover Road, Newbury for Carol Shipley	Proposal seeks access to Andover Road via a dropped kerb application off a driveway.
15	No objection	<a href="#">18/03163/LBC2</a>	Monument, 57 Northbrook Street, Newbury for E I Group PLC	Advert consent for replacement pub signs.
16	No objection	<a href="#">18/03162/ADV</a>	Monument, 57 Northbrook Street, Newbury for E I Group PLC	Advert consent for replacement pub signs.
17	No objection	<a href="#">19/00078/FULEXT</a>	Land at Hutton Close, Newbury for David Wilson Homes	Section 73: Variation of condition 20 Spout Ditch Buffer Zone, of preciously approved plans <a href="#">17/01384/FULEXT</a>
18	No objection / comment: New trees should be planted to replace the two trees due to be removed.	<a href="#">19/00076/FULEXT</a>	Land at Hutton Close, Newbury for David Wilson Homes	Section 73:Variation of condition 22 'parking for site previously approved application <a href="#">17/01348/FULEXT</a>
19	No objection	<a href="#">18/03245/FUL</a>	1 - 10 Northview Gardens, Newport clos, Newbury for Sovereign Housing Association	Replacement of all timber-framed window opening to brown UPVC framed windows.
20	No objection	<a href="#">19/00085/ADV</a>	39 Parkway Shopping Centre, Newbury for Draco Floristry	Non-illuminating fascia signs and projecting signs.
21	No objection	<a href="#">19/00204/LBC2</a>	154 Bartholomew Street, Newbury for Hart Street Properties	New/replacement signage to shop and flats together with 2 no. of hanging baskets and a false column to the left of the flats entrance.
22	Objection: Plans are unclear, the red line does not join up with the public highway,	<a href="#">18/03417/FUL</a>	Former Council Offices Site, Faraday Road, Newbury for Mr Al-Wheeb Ahmed	Change of use of Council Offices site from B1 use to Sui Generis (Car Sales)
23	No objection / comment: The work should be co-ordinated with the work by the same company for the approved application for 108 Bartholomew Street, to minimise disruption to neighbours.	<a href="#">19/00027/FUL</a>	106 Bartholomew Street, Newbury for Ressance Land No 3 Limited	Replacement of existing shed with single storey rear extension.
24	No objection / comment: The work should be co-ordinated with the work by the same company for the approved application for 108 Bartholomew Street, to minimise disruption to neighbours.	<a href="#">19/00021/FUL</a>	107 Bartholomew Street, Newbury for Ressance Land No. 3 Limited	Replacement of existing storeroom.
25	No objection / comments: Potential risk of flooding should be examined and addressed. Access to neighbouring properties (Thomas Merriman) should not be impeded.	<a href="#">19/00222/FUL</a>	The Former Newbury Bus Station, Market Street, Newbury for Engie	Application for consent for temporary ground and mezzanine level car parking at Mayors Lane and Station Road with link pavement and associated works to facilitate the construction of the Market Street Redevelopment under approved 16/00547/FULEXT

26	Support / Comment: Members support the replacement of the present scout hut in Battery End, which is no longer fit for purpose. The concerns of the tree officer should be addressed.	<a href="#">19/00153/OUT</a>	Falkland Cricket Club, Enborne Street, Newbury for Eugene Futcher	Single storey scout hut for the Wash Common Scout Group. Matters to be considered: Access and Layout
27	<p>Objection. The Racecourse should be required to build the original hotel, as previously approved. Affected neighbours have not been sufficiently consulted, and their concerns have not been sufficiently addressed. This proposal will cause duress to nearby residents, with issues re noise, access and egress. The present planning permission requires that the hostel should be reserved for the use of stable lads for at least 60 days per year.</p> <p>If the application is approved, the following actions should be taken: 1) The present cut off time for street lighting of 11 p.m. should be retained. 2) The Racecourse should maintain ongoing consultation with adjoining residents of the hostel, to minimise inconvenience to them. 3) Suitable screening should be erected to shield neighbours from noise and light pollution from the hostel/hotel.</p>	<a href="#">18/03340/COMIND</a>	Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse	Permanent use of hostel (Use Class Sui Generis) as a hotel (Use Class C1)



## APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<a href="#">19/00176/PASSHE</a>	10 Cheviot Close, Newbury for Mr & Mrs Scott	Single storey rear extension. Dimensions: 6.2m from rear wall, 3.8m max. height, 2.4m eaves height.

## PLANNING AND HIGHWAYS COMMITTEE MEETING

4 MARCH 2019

## 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	FALKLAND	<a href="#">19/00258/HOUSE</a>	8 Kingsland Grange, Newbury for James Whybra	Erection of decking and steps to rear of house to allow safe access due to drop in height from house to garden.
2	FALKLAND	<a href="#">19/00337/HOUSE</a>	Pine House, Garden Close Lane, Newbury for Mr & Mrs Tang	Proposed single storey side extension with new entrance porch and outbuilding. Internal modifications and externally re-finished with Render.
3	FALKLAND	<a href="#">19/00376/HOUSE</a>	10 Holborne Close, Newbury for Richard Wyatt	Proposed side extension conversion of roof space and rear flat roof dormer. Render all external walls. Proposed detached garage with enlarged front parking and new retaining wall.
4	FALKLAND	<a href="#">19/00389/HOUSE</a>	16 Woodside, Newbury for Mr & Mrs Rivers	Single and two storey rear extensions
5	FALKLAND	<a href="#">19/00386/HOUSE</a>	17 Woodside, Newbury for Mr & Mrs Bingham	Front Porch, rear single and two storey extensions
6	FALKLAND	<a href="#">19/00404/HOUSE</a>	4 Balfour Crescent, Newbury for Mr & Mrs G Smith	New front porch.
7	FALKLAND	<a href="#">19/00411/REM</a>	Garden Land at 5 Normay Rise, Newbury For Mr & Mrs W Power	Reserve matters application for a new dwelling with integral garage of appeal reference APP/W0340/W17/3191372( <a href="#">17/01808/OUTD</a> ). Matters to be considered: Appearance, Landscaping, Layout and Scale.
8	FALKLAND	<a href="#">19/00158/HOUSE</a>	1A Charles Street, Newbury for Mr & Mrs Smith	Section 73A: Removal of Condition 8: Ancillary accommodation, of planning permission
9	FALKLAND	<a href="#">19/00365/FULD</a>	Battery End Hall, Battery End, Newbury for Wash Common Scout Hut.	Four bed two storey dwelling, parking and refuse store
10	FALKLAND	<a href="#">19/00218/COND1</a>	78 Andover Road, Newbury for Mr & Mrs Billett	Approval of details reserved by condition 4 – Tree protection of previous application <a href="#">18/03148/HOUSE</a>
11	FALKLAND	<a href="#">19/00410/COND1</a>	69 Gorselands, Newbury for David Canning	Application for approval of details reserved by conditions (4) Tree Protection and (5) Arboricultural Method statement of planning permission <a href="#">18/01551/HOUSE</a>
12	NORHTCROFT	<a href="#">19/00240/HOUSE</a>	95 Russell Road, Newbury for Mr & Mrs Russell-Howard	Addition of single storey rear extension.
13	NORTHCROFT	<a href="#">19/00325/HOUSE</a>	82 Gloucester Road, Newbury for Mr & Mrs Stafford	Proposed single storey mono-pitched roof rear extension, more than 3m tall.
14	NORTHCROFT	<a href="#">19/00338/HOUSE</a>	18 Croft Lane, Newbury for M & Mrs Rance	Porch, side extension and alterations.

15	NORTHCROFT	<a href="#">19/00217/FUL</a>	4 Croft Lane, Newbury for Mr Harding	Demolition of exiting three-bedroom 2 Storey dwelling with associated car port and garages, erection of a two storey four-bedroom dwelling and associated tree works to trees within Tree Protection Order.
16	NORTHCROFT	<a href="#">19/00160/HOUSE</a>	21 Clifton Road, Newbury for Mr & Mrs Holden	Side extension with velux windows, and new windows and doors to rear of property.
17	ST JOHNS	<a href="#">19/00313/HOUSE</a>	25 Meadow Road, Newbury for Mr & Mrs Swanborough	Internal rearrangements and conversion of existing attic into habitable space.
18	ST JOHNS	<a href="#">19/00323/HOUSE</a>	25 Monks Lane, Newbury for Mr & Mrs Matthews	Rear extension and alterations.
19	ST JOHNS	<a href="#">19/00229/FUL</a>	The Wellbeing Centre, 6 Pound Street, Newbury for Mr A Marsh	Change of use from D1 (alternative healthcare clinic) to D3 (private dwelling house)
20	ST JOHNS	<a href="#">19/00384/HOUSE</a>	11 Roebuts Close, Newbury for Mr & Mrs Nathan Seymour	New front porch with adjacent single storey extension. Single storey rear extension for kitchen / family room and extension of exiting rear wall. First floor extension over existing utility room / garage to form master bedroom with en-suite.
21	ST JOHNS	<a href="#">19/00339/HOUSE</a>	25 Buckingham Road, Newbury for Simon Weaver & Michelle Wadsworth	Erection of an outbuilding and open sided car port. Addition of cladding to match existing.
22	ST JOHNS	<a href="#">19/00360/HOUSE</a>	Southwood, Tydhams, Newbury for Mr & Mrs Mckenzie	Single storey oak framed kitchen extension
23	ST JOIHNS	<a href="#">19/00110/COND1</a>	42 Wendan Road, Newbury for Mr & Mrs Russell	Approval of details reserved by condition 5: surfacing of access, of planning permission <a href="#">18/02305/HOUSE</a> (first floor extension over existing garage at the front. Single storey and double storey extension to rear).
24	VICTORIA	<a href="#">19/00087/FUL</a>	12 Northbrook Street, Newbury for Loungers Ltd	Change of use from A1 (Retail) to A3 (Café/Restaurant), Shopfront alterations and the installation of an extraction system.
25	VICTORIA	<a href="#">19/00088/LBC2</a>	12 Northbrook Street, Newbury for Loungers Ltd	Change of use from A1 (Retail) to A3 (Café/Restaurant), Shopfront alterations and the installation of an extraction system.
26	VICTORIA	<a href="#">19/00278/RESMAJ</a>	Land off Faraday and Kelvin Road, Newbury for Faraday Development Limited.	Reserved matters following outline application allowed on appeal <a href="#">12/00772/XOUTMA</a> – Matters to be considered Appearance, Landscaping and Layout.
27	VICTORIA	<a href="#">19/00212/ADV</a>	Hotel Chocolate, 42 Parkway Shopping Centre, Newbury for Hotel Chocolate.	Installation of 2 no signs to existing shop front
28	VICTORIA	<a href="#">19/00302/LBC2</a>	106 Bartholomew Street, Newbury for Mr J Taylor	Replacement of existing barber shop frontage with double glazed timber surround frontage and new entrance door position.
29	VICTRIA	<a href="#">19/00301/FUL</a>	106 Bartholomew Street, Newbury for Mr J Taylor	Replacement of existing barber shop frontage with double glazed timber surround frontage and new entrance door position.

30	VICTORIA	<a href="#">19/00307/ADV</a>	The Teashop, The Stone Building, The Wharf, Newbury for The Teashop by The Canal	A new teashop logo sign 1m diameter which is displayed on an acrylic panel which will be fixed on the front of the outside wall and the wording Teashop by the canal made of individual letters put on to an acrylic panel.
31	VICTORIA	<a href="#">19/00371/HOUSE</a>	1 York Close, Newbury for Colin Ralph	Replace small flat roof at front of property with hipped roof.
32	VICTORIA	<a href="#">19/00424/HOUSE</a>	3 St Johns Mews, Link Road, Newbury for Mr & Mrs Smithsons	Single storey side extension.
33	VICTORIA	<a href="#">19/00463/FUL</a>	Former Council Offices Site, Faraday Road, Newbury for Ahmed Al-Waheeb	Change of use of former council offices site from B1 use to Sui Generis (Car Sales).
34	VICTORIA	<a href="#">18/03187/COND2</a>	Market Street Redevelopment, Market Street, Newbury For Engie	Approval of details reserved by condition 8: Land contamination, 12: Pilling, 31: Materials, 34: Car park strategy, 40: Electric car charging points, 42: Retaining wall, 44: Bus Stop, 47: Refuse, 48: Access roads, of planning permission <a href="#">16/00547/FULEXT</a>
35	VICTORIA	<a href="#">18/03239/COND3</a>	Market Street Redevelopment, Market Street, Newbury For Engie	Approval of details reserved by condition 4: Spoil, 20: Arboricultural Method Statement, 22: Tree Watching Brief, 23: Arb Programme of Works, 28: Hard surfacing, 29: Boundary treatment, 32: Construction Method Statement, 33: Earthworks, of planning permission <a href="#">16/00547/FULEXT</a>
36	VICTORIA	<a href="#">18/03348/COND4</a>	Market Street Redevelopment, Market Street, Newbury For Engie	Application for approval of details reserved by condition 41 refuse collection block G and H of approved application <a href="#">16/00547/FULEXT</a> - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.
37	VICTORIA	<a href="#">19/00122/COND5</a>	Market Street Redevelopment, Market Street, Newbury For Engie	Approval of details reserved by condition 3-S106 of approved application <a href="#">16/00547/FULEXT</a>
38	VICTORIA	<a href="#">19/00294/COND6</a>	Market Street Redevelopment, Market Street, Newbury For Engie	Application for approval of details reserved by condition (26) drainage of approved application <a href="#">16/00547/FULEXT</a> - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.

39	VICTORIA	<a href="#">19/00291/COND1</a>	24 Northbrook Street, Newbury for Colliers international	Application for approval of details reserved nu condition (3) opening up works of approved application <a href="#">17/02692/LBC2</a> – To alter the building by way of structural repairs due to structural movements occurring to the property. Key works to include repairs/replacement of the jetty beam, corner post, eaves, rotten joists, rotten timber lintel.
40	VICTORIA	<a href="#">19/00201/COND1</a>	11 Bartholomew Street, Newbury for Four Quarters Developments Ltd	Approval of details reserved by conditions 3 - Piling 8 - Dust 12 - Access and 14 – Construction of previously approved application <a href="#">18/01827/FULEXT</a>
41	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">19/00225/COMIND</a>	The lodge at Newbury Racecourse, Racecourse Road, Newbury for Newbury Racecourse.	Erection of a three storey extension to the front elevation of The Lodge to provide additional rooms

## PLANNING AND HIGHWAYS COMMITTEE MEETING

4 MARCH 2019

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

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">18/02878/LBC2</a>	26 Market Place, Newbury for EI Group PLC	Internal alterations including removal of internal walls and exposing existing timber frame structure.	Objection / comment: This application involves the destruction of historic fabric. And the extent of the proposed damage is not clear in the application. The opinion of the Conservation Officer was not available when this application was considered.
<b>WBC final decision – REFUSED</b>			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">18/03311/FUL</a>	32A Northbrook Street, Newbury for Cass Holdings Ltd	Expand consented uses (in addition to existing D1 use) to also include A1, A2, A3 and A5.	Objection: Applicants to permit a variety of used without detailed examination of the consequences of each one are undesirable. Each specific change of use requires its own application. As one instance, A3 and A5 have implications for hours of working, odours, and waste disposal.
<b>WBC final decision – APPROVED</b>			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">18/03206/FULD</a>	45 Greenham Road, Newbury for Peter Smith	Renovation of existing building (House of Multiple Occupation) into 5no. 1 Bedroom apartments with new dormer at the rear and elevation improvements with erection of bin / cycle store and associated car parking/ External rear staircase and single storey extension to be demolished. Existing porch to be replaced.	No objection / comment: 1) Members support the principle of bringing this neglected building to viable commercial use, and improving its appearance. 2) Entry and exit from the site on Hambridge Road would appear dangerous at that location. 3) Two additional car parking spaces are needed, as requested by Highways.
<b>WBC final decision – WITHDRAWN</b>			

## Newbury Town Council

### Public Report

#### Report to the Planning and Highways Committee, 4 March 2019

#### **Agenda Item No 10. The Canal Corridor**

To appoint a Working Group to draft an additional chapter to the Town Design Statement

#### **Background**

The Newbury Town Design Statement (TDS) was first adopted in 2005 and reviewed in 2017. The draft TDS was approved by the Town Council on 19 April 2017 and the final document was adopted by West Berkshire Council on 16th July 2018.

This Town Design Statement (TDS) informs and provides the detailed context for existing West Berkshire District Council policies and guidance as they relate to the town of Newbury. It provides the context for new development, based on local character and sense of place. It includes guidelines to ensure that planned developments are in harmony with their settings and make a positive contribution to the local environment. The

During the course of the review it became apparent that the potential of the canal corridor in the Town should be maximized as an attractive environment for future residential and recreational development. This is referred to in various sections of the TDS and Design Principle No. 11 requires that:

*The canal side appearance of new development should be particularly carefully considered. The successful design of Greenham Mill is considered a good start to this process of regeneration.*

The need for special measures to protect and promote this valuable asset was further emphasised in the subsequent work on The Newbury Town Plan. The Plan identified that *Certain areas have retained an identifiable special character, in particular Northbrook Street and the Broadway, Newbury Bridge, the Market Place, the Wharf, West Mills, the Canal, and the City (Argyle Road area) More broadly, eight Conservation Areas have been designated: the Town Centre, Shaw Road and Crescent, Shaw House and Church, Donnington Square, Speen, Stroud Green, Kennet & Avon Canal East, and Kennet & Avon Canal West. (The Character of Newbury, page 22)*

The Town Plan includes the following objective:

*Canal side developments should preserve or improve on their special amenity as an attractive environment. The present general objectives for the Wharf are supported. (proposal 5.9, page 25)*

#### **Objective**

It is felt that the best way to promote these aims and policies is to include an additional chapter in the TDS dealing specifically with The Canal Corridor.

In order to achieve this it is recommended to appoint a Working group to take the project forward. The following membership is suggested:

- Open to all members of Newbury Town Council and participation from Councillors in the relevant wards (Northcroft and Victoria) especially encouraged
- The Canal and Rivers Trust and The Kennet and Avon Canal Trust should be invited to appoint members to the Working Group

- The Newbury Society should be invited to appoint members to the Working Group
- Any other relevant/ interested parties/ persons that the Committee feels appropriate.

The following work programme is envisaged:

1. The initial meeting of the Working Group will consider the available information and make recommendations for a draft chapter
2. The second meeting will consider the draft chapter and make a recommendation to this Committee for public consultation
3. The draft consultation chapter will be approved by this Committee (as consultations should not take place during the pre-election period, this will not happen before 2 May 2019)
4. The Working group will consider the consultation responses and make a final recommendation to the Committee.
5. The Committee will approve the Chapter and forward to the Planning Authority requesting adoption as a material consideration in the planning process.

### **Financial and Legal implications**

The Council has the General Power of Competence and the authority to undertake this work. The Council will work with the Planning Authority and follow any processes or procedures, including public consultation, which will be required so that the Canal Corridor Design Statement is approved as a material consideration by them.

Finance is available to complete this project- The Council has earmarked reserves of £2,150 for TDS work. The work will incur staff costs (The CEO is the lead officer on this project) and some costs for publicity and printing.

### **Reference to Council Strategy, where relevant**

The Council's intention to carry out this work was recognised in the last review of the Town Council Strategy (October 2018), which includes the following aim:

*O2.STP3: Add a chapter to the Town Design Statement addressing The Canal Corridor*

### **Equality and Diversity impacts**

None arise to date; the detailed work on the Chapter may identify access and other issues which could be addressed in drafting and consultation.

### **Consultation:**

The Planning Authority has been consulted. They have advised that several sections in the TDS contain provisions relating to canal-side design and development and care should be taken to avoid any conflict. The Canal and Rivers Trust have published guidelines: *What your local waterway can do for your community- Planning for waterways in Neighbourhood Plans*. The Working group will consider this advice when undertaking this work.

### **Recommendation(s)**

To resolve to set up a Working Group to draft an additional chapter to the Town Design Statement addressing The Canal Corridor

**Signed:** Hugh Peacocke, Chief Executive Officer

26 February 2019