

22/03/2022.

**To:** Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman, and Tony Vickers

**Substitutes:** Councillors Martin Colston, Jon Gage, and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 28/03/2022 at 7:30 pm**. The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public.

Yours sincerely,

**Darius Zarazel**  
**Democratic Services Officer**

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**1. Apologies**

*Democratic Services 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*

**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 07/03/2022 (already circulated).

**3.2 To receive** a report on actions from the previous meeting and any ongoing items.

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

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 25/03/2022.

**5. Members' Questions and Petitions**

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 25/03/2022.

Town Hall, Market Place, Newbury, RG14 5AA

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

*Chairperson*

**To comment** on the planning applications listed at the attached schedule.

**7. Presentation: Great Western Railway on the Newbury Station Redevelopment**

*Chairperson*

**To receive** a presentation from GWR on the Newbury Station redevelopment.

**8. Presentation: WBC Streetworks on the recent Permit Scheme Variation**

*Chairperson*

**To receive** a presentation from WBC Streetworks on the recent Permit Scheme Variation.

**9. Updates on Section 215 of the Town and Country Planning Acts (Appendix 3)**

*Chairperson*

**9.1 To receive** an update on any actions arising on the current list.

**9.2 To resolve** to add any other lands which the Council considers are injurious to the amenity to the area.

**10. Update on Newbury's Neighbourhood Development Plan (To be circulated)**

*Chairperson*

**To receive** an update on Newbury's Neighbourhood Development Plan.

**11. Update from the Sandleford Joint Working Group**

*Chairperson*

**To receive** an update on any relevant business from the Joint Working Group.

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

*Chairperson*

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

**13. Newbury Community Football Ground**

*Chairperson*

**To receive** an update.

**14. Forward Work Programme for Planning & Highways Committee (Appendix 4)**

*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, Town Hall, Market Place,  
Newbury  
07/03/2022 at 7:30 pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Phil Barnett; Jeff Beck; Jo Day; Roger Hunneman; Pam Lusby Taylor; David Marsh; and Andy Moore

**In Attendance**

Hugh Peacocke, Chief Executive Officer

**178. Apologies**

Apologies received from Councillors Gary Norman, Tony Vickers, Vaughan Miller, and Billy Drummond.

**179. Declarations of Interest and Dispensations**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, and Andy Moore 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. Councillor Phil Barnett is also a Member of Greenham Parish Council.

The Chief Executive Officer made the following statement on behalf of Councillor Phil Barnett who is a Member of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute 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."

**180. Minutes**

**180.1 Proposed:** Councillor Phil Barnett

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 14/02/2022, be approved, and signed by the Chairperson.

**180.2 Officer's Report on Action from Previous Meeting:**

Great Western Railways had to cancel their presentation on the Newbury Station redevelopment and reschedule. Possible dates are being discussed.

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

There were none.

**182. Members' Questions and Petitions**

Question received from Andy Moore:

*"Noting the rather poor state of the frontage of Mill Reef House on Cheap Street, will this Council please write to the owners/managers and ask what plans they have to improve matters."*

Response from the Chairperson:

"Thank you for this question. The Council will write to the owners/managers of the property, advising them that concerns were raised regarding the frontage of the building and ask what plans they have to improve matters and report their answer back to this Committee."

**183. Schedule of Planning Applications**

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

Regarding Item No. 6 in Appendix 1: Application Ref. No. [21/03132/HOUSE](#) at 14 Lime Close, Newbury, RG14 2PW, for Mr P. Kuzdak

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Phil Barnett

**Resolved:** That this Council requests the planning Authority to take enforcement proceedings in this matter, regarding the unauthorised development which has been carried out without planning permission.

**184. Schedule of Licensing Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the licencing authority.

**185. Motion Received from Councillor Tony Vickers**

The Committee discuss the motion proposed by Councillor Tony Vickers and agreed to resolve the following amended motion:

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jeff Beck

**Resolved:** "To ask West Berkshire Council, as the Lead Local Flood Authority, whether they will enable a Flood Forum for the Greater Newbury area to be established, inviting to the Forum representatives of all surrounding parish councils and other interested organisations and individuals, and to request

that the three Flood Authorities (West Berkshire Council, Environment Agency, and Thames Water) attend and support such a forum.”

**186. Update from the Canal Corridor Working Group**

The minutes of the last meeting of the CCWG, on the 22/02/2022 was received and noted.

It was agreed to write to West Berkshire district council regarding the trees and branches overhanging the river Kennet at Northcroft.

**187. Update from the Town Centre Working Group**

The minutes of the last meeting of the TCWG, on the 17/02/2022, was received and noted.

**188. Town Centre Masterplan**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor David Marsh

**Resolved:** That Newbury Town Council supports the Newbury Town Centre Masterplan and looks forward to working with the District Council and other partners to deliver the objectives agreed in the Masterplan.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Andy Moore

**Resolved:** That the Council asks West Berkshire District Council to prioritise pedestrianisation in the Town Centre, in line with the objectives in the Council Strategy.

(It was agreed that the Council’s dual-hatted members should pursue this at District Council level)

**189. West Berkshire Council’s Enhanced Partnership (EP) Plan and Scheme for the Bus Service Improvement Plan (BSIP)**

The EP Plan and EP Scheme for the WBC BSIP was noted by the Committee.

**190. Update on Newbury’s Neighbourhood Development Plan**

An update on Newbury’s Neighbourhood Development Plan (NDP) was received and noted by members.

The next NDP Steering Group meeting is scheduled for the 22/03/2022 at 7:00 pm via zoom. This meeting is open to the press and public and the Zoom link can be found on the [NDP Steering Group section of the NTC website](#).

**191. Update from the Sandleford Joint Working Group**

It was noted that the decision of the secretary of State was due by 28 March, 2022.

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

There was no meeting of the WAP Committee held since the last meeting of this Committee.

**193. Newbury Community Football Ground**

It was noted that the District planning committee had resolved to grant permission for the Monk's Lane proposals. Members said that there may be a legal challenge against this decision.

**194. Forward Work Programme for Planning & Highways Committee**

No further items were added to the Forward Work Programme.

It was agreed to add the following item to the Forward Work Programme for Monday 28<sup>th</sup> of March 2022: Rail Station presentation.

**There being no other business, the Chairperson declared the meeting closed at 21:21 pm**

Signed: \_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
07/03/2022**

| <b>Running Order</b> | <b>Resolutions</b>                             | <b>Ward</b>     | <b>Application Number</b>       | <b>Location and Applicant</b>  | <b>Proposal</b>   |
|----------------------|--|-----------------|---------------------------------|--|---|
| 1.                   | The Council supports this proposed development | Adjacent Parish | <a href="#">22/00101/COMIND</a> | Land To North of Spring Gardens Newbury, Newbury, RG20 0PR, for Calleva Community Energy Ltd | Proposed solar photovoltaic farm and associated infrastructure with ancillary equipment including substation, security cameras, deer fence, attenuation basin, access track and soft landscaping scheme.  |
| 2.                   | No objection                                   | Adjacent Parish | <a href="#">22/00252/HOUSE</a>  | 18 Speen Lane, Newbury, RG14 1RW, for Mr T. Patten   | Addition of a 1.90 metre side gate and supporting brick columns. Addition of cedar trellis to existing boundary wall on side and front of property.   |
| 3.                   | No objection                                   | Clay Hill       | <a href="#">22/00091/COMIND</a> | 31 Turnpike Road, Newbury, RG14 2NX, for Grass Valley Ltd                                    | Installation of security barriers/gates at the entrance to the site to prevent vehicle access. This will be at least 15 metres inside the entrance of the site and from Turnpike Road that runs in front of the site. They will be double leafed manual barriers/gates opening inwards. We would like these installed for security of our site out of normal working hours. |

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| 4. | The Council objects to the appearance and the colour scheme proposed for this development.  | Clay Hill | <a href="#">22/00161/FUL</a>   | Newspaper House, Faraday Road, Newbury, RG14 2DW, for Cinch Self Storage | Recladding the existing building. Installation of drive-up storage units in the rear car park/service yard. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage.   |
| 5. | No objection  | Clay Hill | <a href="#">22/00363/HOUSE</a> | 32 Regnum Drive, Newbury, RG14 2HF, for Mr Broom-Edwards                 | Loft extension (hip to gable roof).  |
| 6. | Strongly object:<br>Objection due to the overbearing of the neighbours causing privacy concerns and the noise caused by the metal staircase.<br><br>Ask PA to take enforcement action in this matter. | Clay Hill | <a href="#">21/03132/HOUSE</a> | 14 Lime Close, Newbury, RG14 2PW, for Mr P. Kuzdak                       | Partial Retrospective: Retention of existing metal staircase to side gable end wall and addition of proposed privacy screen.<br><br><b>Amendment:</b><br>Amendment to include close-boarded black trellis on all sides of the existing staircase railings in the interests of increasing the level of screening afforded and reduce the impact through overlooking/perception of movements. This trellis would support climbing plants in the longer term to soften the appearance.<br><br><b>Previous NTC Comment:</b> Objection due to the overbearing of the neighbours causing privacy concerns and the noise caused by the metal staircase. |



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| 7.  | No objection   | East Fields  | <a href="#">22/00336/HOUSE</a> | 15 Greenlands Road, Newbury, RG14 7JS, for Mrs O. Hunter     | Formation of new single story rear extension and new first floor rear extension over part ground floor with associated internal alterations, extended dropped kerb and parking for three cars.   |
| 8.  | No objection   | East Fields  | <a href="#">22/00481/HOUSE</a> | 43 Priory Road, Newbury, RG14 7QT, for Mr & Mrs Brown        | Single Storey Rear Extension.  |
| 9.  | There is not enough information in this application for the Council to comment. Should the applicant submit additional information, the application should be referred back to this Council for comment. | Speenhamland | <a href="#">22/00068/LBC2</a>  | 18 The Broadway, Newbury, RG14 1AU, for Mr T. Stevens        | This application covers the replacement large window at the front of the property. The existing window has a large crack and on inspection, the aluminium frame has twisted and also needs to be replaced. We seek approval to replace with a hardwood window frame and new window. The quote provided moves the opening from a single large frame to two half windows with a wooden divider between the two as per the diagram. |
| 10. | No objection, provided the proposed development does not encroach on neighbouring properties.  | Speenhamland | <a href="#">22/00460/HOUSE</a> | 18 Chaucer Crescent, Newbury, RG14 1TR, for Mr & Mrs Compton | Demolition of existing conservatory and replacement with single storey rear extension including part conversion of garage to habitable space for family accommodation with internal alterations.   |

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| 11. | The Council has no objection to the principle of this proposal. However, there is not enough information in this application for the Council to comment any further. Should the applicant submit additional information, the application should be referred back to this Council for comment. | Speenhamland | <a href="#">22/00465/FUL</a>                                  | The Pilgrims Guest House, 33 Oxford Road, Newbury, RG14 1XB, for Mr K. Jeshua | Change of use from C1 to C2 without changing the structure of the building.  |
| 12. | No objection  | Wash Common  | <a href="#">22/00270/HOUSE</a>                                | 10 Enborne Gate, Newbury, RG14 6AZ, for Mr & Mrs Birch                        | Garage conversion and small extension to front of garage to form an office.  |
| 13. | No objection  | Wash Common  | <a href="#">22/00281/HOUSE</a>                                | 31 Paddock Road, Newbury, RG14 7DL, for Mr & Mrs Rawlings                     | Front, side and rear single storey extensions.                               |
| 14. | No objection  | West Fields  | <a href="#">22/00084/FULD</a> & <a href="#">22/00085/LBC2</a> | 6 Cheap Street, Newbury, RG14 5DD, for Feltham Construction Ltd               | Change of use of existing building in office use to HMO for seven occupants. |
| 15. | No objection  | West Fields  | <a href="#">22/00234/FUL</a>                                  | 40 Gloucester Road, Newbury, RG14 5JR, for Mr P. Weaving                      | Two Velux windows to serve loft conversion.                                  |

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| 16. | No objection   | West Fields | <a href="#">22/00333/HOUSE</a> | 78 West Street, Newbury, RG14 1BD, for Mr E. Westmacott                 | Proposed single storey rear extension.   |
| 17. | No objection   | West Fields | <a href="#">22/00306/CERTE</a> | 6 West Mills, Newbury, RG14 5HG, for Rivar Ltd                          | The flat on the first and second floor of 6 West Mills should be changed to 'Apartment 6-West Mills' in order to obtain BT broadband.  |
| 18. | The Council sees no justification for the removal of the condition and objects to this application.  | West Fields | <a href="#">22/00331/FULD</a>  | 3 Toomers Wharf, Canal Walk, Newbury, RG14 1DY, for Artium Developments | Section 73a: Removal of Condition 11 (Requirement to fulfil Level 3 of the Code for Sustainable Homes) of planning permission <a href="#">13/02976/FULD</a> : Creation of 2 x one bedroom apartments following erection of 3 storey extension. |
| 19. | There is not enough information in this application for the Council to comment. Should the applicant submit additional information, the application should be referred back to this Council for comment. | West Fields | <a href="#">22/00385/HOUSE</a> | 100 Craven Road, Newbury, RG14 5NP, for Mrs M. Bailey                   | Single storey side extension with glazed roof and new Oriel window to rear.  |
| 20. | No objection   | West Fields | <a href="#">22/00389/LBC2</a>  | 40 Bartholomew Street, Newbury, RG14 7BE, for Rufus Publications        | Internal alteration with the ground floor of 40 Bartholomew street to form Office accommodation for Rufus Publication and a coffee shop to the front of the  |

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|     |              |             |                               |  | building to be called the Rufus Coffee House.  |
| 21. | No objection | West Fields | <a href="#">22/00464/FULD</a> | 9 St Michaels Road,<br>Newbury, RG14 5PT, for Mr<br>I. Smith | Erection of a new dwelling attached to<br>the side of No. 9 St Michael's Rd, to<br>replace existing garage building. |

## APPENDIX 2

### Planning and Highways Committee Meeting Schedule of Licensing Applications 07/03/2022

| Resolutions   | Licence  | Applicant(S)                                     | Premises  |
|---------------|--|--|---|
| No Objection. | <p>Licensing Act 2003<br/>(Premises<br/>Licences &amp; Club<br/>Premises<br/>Certificates)<br/>Regulations 2005<br/>Premises Licence<br/>– New</p> <p>Ref:<br/><b>22/00171/LQN</b></p> | <p><b>Applicant:</b><br/><br/>SKMA Foods Ltd</p> | <p><b>Location:</b><br/><br/>Sushizen,<br/><br/>16 Bartholomew Street,<br/><br/>Newbury,<br/><br/>Berkshire,<br/><br/>RG14 5LL</p> <p><b>Proposal:</b><br/><br/>New Premises Licence for Supply of alcohol (on and off sales)<br/>Monday to Sunday 12:00 – 22:45.</p> |

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
28/03/2022**

| <b>Running Order</b> | <b>Resolutions</b> | <b>Ward</b> | <b>Application Number</b>                                      | <b>Location and Applicant</b>  | <b>Proposal</b>   |
|----------------------|--------------------|-------------|--|--|---|
| 1.                   |                    | Clay Hill   | <a href="#">22/00510/HOUSE</a>                                 | 74 Kiln Road, Newbury, RG14 2LS, for Mr & Mrs Chard  | Proposed single storey rear extension.  |
| 2.                   |                    | Clay Hill   | <a href="#">22/00560/LBC2</a> & <a href="#">22/00559/HOUSE</a> | 37 Shaw Road, Newbury, RG14 1HG, for Mr & Mrs Timblick and Lange   | Proposed external addition of gable window and window alterations with internal alterations and new entrance door.  |
| 3.                   |                    | Clay Hill   | <a href="#">22/00536/FUL</a>                                   | River View House, Newbury Business Park, London Road, Newbury, RG14 2PS, for Hillcrest Children's Services | Change of use of vacant office building (Class E) to education use (Class F1) and associated works to curtilage, including multi-use games area, car parking and fencing (No external alterations to the building). |
| 4.                   |                    | Clay Hill   | <a href="#">22/00581/HOUSE</a>                                 | 9 Dorneywood Way, Newbury, RG14 2FA, for Mr & Mrs Reay   | Proposed part garage conversion to form utility room.   |
| 5.                   |                    | East Fields | <a href="#">22/00493/FUL</a>                                   | Sterling Industrial Estate, Kings Road, Newbury, RG14 5RQ, for Nelson Land Limited                         | New link road connecting Hectors Way to Kings Road through the Sterling Estate Development with associated retaining walls.   |

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|-----|--|--------------|--------------------------------|---|--|
| 6.  |  | East Fields  | <a href="#">22/00358/HOUSE</a> | 87 York Road, Newbury, RG14 7NR, for Miss L. Fleming  | Existing garage absorbed into sitting-dining space. Garage door removed and replaced with window to match existing.  |
| 7.  |  | East Fields  | <a href="#">22/00561/FUL</a>   | Unit 11, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Installation of additional retail floorspace (Use Class A1) at mezzanine level in Unit 11 (340 sq m transferred from Unit 9A and 200 sq m additional) of Newbury Retail Park, Newbury.   |
| 8.  |  | East Fields  | <a href="#">22/00472/HOUSE</a> | 3 Howard Road, Newbury, RG14 7QG, for Mr & Mrs Leese  | Erection of part single part double storey extension to the Rear and Side.   |
| 9.  |  | Speenhamland | <a href="#">22/00551/HOUSE</a> | 12 Donnington Square, Newbury, RG14 1PJ, for Mr T. Liddell  | Single storey rear/side extension, first floor side extension, basement accommodation, new external swimming pool and associated landscaping plus alterations and external repairs/energy improvements to the existing property.   |
| 10. |  | Speenhamland | <a href="#">22/00068/LBC2</a>  | 18 The Broadway, Newbury, RG14 1AU, for Mr T. Stevens   | This application covers the replacement large window at the front of the property. The existing window has a large crack and on inspection, the aluminium frame has twisted and also needs to be replaced. We seek approval to replace with a hardwood window frame and new window. The quote provided moves the opening from a single large frame to two half windows |

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|-----|--|-------------|--------------------------------|---|---|
|     |  |             |                                |   | <p>with a wooden divider between the two as per the diagram.</p> <p><b>Amended:</b><br/>Additional details of proposed timber framing have been received.</p> <p><b>Previous NTC Comment:</b><br/>“There is not enough information in this application for the Council to comment. Should the applicant submit additional information, the application should be referred back to this Council for comment.</p> |
| 11. |  | Wash Common | <a href="#">22/00469/HOUSE</a> | 8 Willowmead Close, Newbury, RG14 6RW, for Mr & Mrs Tempest | Proposed addition of two storey extension to side and over existing garage with conversion of garage to habitable space for family accommodation.   |
| 12. |  | Wash Common | <a href="#">22/00552/HOUSE</a> | 59 Meyrick Drive, Newbury, RG14 6SY, for Mr & Mrs Rackham   | Proposed two-storey side extension and single-storey rear extension with associated alterations. Increase width of existing access.   |
| 13. |  | Wash Common | <a href="#">22/00565/HOUSE</a> | 13 Pond Close, Newbury, RG14 6HJ, for Mr & Mrs Smith        | Garage conversion, alterations to fenestration and associated works.  |



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| 14. |  | Wash Common | <a href="#">22/00657/HOUSE</a>                               | 31 Bartlemy Close, Newbury, RG14 6LE, for Mr & Mrs Bardsley | Rear extension, conversion of roof space and addition of side dormer.   |
| 15. |  | Wash Common | <a href="#">22/00673/HOUSE</a>                               | 12 Gwyn Close, Newbury, RG14 6JB, for Mr & Mrs Muir-Stokes  | Side and rear two storey extension.   |
| 16. |  | Wash Common | <a href="#">22/00672/HOUSE</a>                               | Fairfield, Garden Close Lane, RG14 6PP, for Mrs Fleming     | Single Storey Rear Extension.   |
| 17. |  | West Fields | <a href="#">22/00441/LBC2</a> & <a href="#">22/00436/ADV</a> | 16 Bartholomew Street, Newbury, RG14 5LL, for A. Ashokan    | Sign Tray - Folded dibond tray 4800mm x 540mm decorated with digitally printed graphics with over lamination, mounted via a top and bottom fixing rail. Lettering to be cnc cut standoff individual letters mounted via external nylon studs and caps with a 4800mm LED trough light lighting unit mounted via flush mount brackets. Projector - Double sided 500mm x 500mm x 100mm dibond tray decorated with digitally printed graphics complete with over lamination. Panel mounted via external wall plate and internal fixing frame. Menu Board - Black clip frame - A1. |
| 18. |  | West Fields | <a href="#">22/00476/FUL</a> & <a href="#">22/00477/LBC2</a> | 75 London Road, Newbury, RG14 1JN, for Mr Rai               | Installation of smoke vent to roof.   |

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|-----|--|-------------|--------------------------------|---|--|
| 19. |  | West Fields | <a href="#">22/00648/FULD</a>  | 61 Russell Road, Newbury,<br>RG14 5JX, for Bartlett<br>Property Development | Demolition of existing dwelling and<br>erection of four dwellings.   |
| 20. |  | West Fields | <a href="#">22/00675/HOUSE</a> | 24 Butson Close, Newbury,<br>RG14 5JQ, for Mr & Mrs<br>Skelly               | Remove existing conservatory & carport.<br>Build new single storey rear and side<br>extension with partial green roof.<br>Existing porch replaced with new<br>extended open porch with door and<br>window. |

## Appendix 3

Newbury Town Council  
List of Section 215 Lands/Buildings  
March 2022 Update

| Land/Building |   | Owner/Responsible Person   | Position as of 28/03/2022  | Comments/Further Actions                           |
|---------------|---|--|--|--|
| 1.            | The building south of the old post office (41, Cheap Street)              | Mr. Bacha  | Amended application <u>20/01210/FULD</u> commented on by NTC P&H Committee on the 15 <sup>th</sup> of November 2021.<br><br>Registered:<br><br>"We support this application.<br>Cllr Vaughan Miller abstained" | Continue to monitor.                               |
| 2.            | The back of the British Heart Foundation shop (on the canal)              | BHF  | Awaiting planning application.   | Continue to monitor.                               |
| 3.            | Newbury Railway Station - the land from the ticket office to Cheap Street | Network Rail   | Have contacted Network Rail and am waiting for a response.   | Continue to monitor.                               |
| 4.            | Wharf Street  | Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened                    | BID believe this is resolved as bins are no longer left out.   | Continue to monitor and if true, remove from list. |
| 5.            | The BT Tower  | Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken by BT in the early part of this century. | Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient [visual] harm to warrant the service of a formal [Section 215] Notice".   | Continue to monitor.                               |

| Land/Building |  | Owner/Responsible Person   | Position as of 28/03/2022  | Comments/Further Actions |
|---------------|--|--|--|--------------------------|
|               |  | The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building. |  |                          |
| 6.            | The former Banjo cycles shop in Bartholomew Street on the corner of Craven Road  | Chancellors are the agents. Have contacted the owner.  | A planning application, <a href="#">22/00389/LBC2</a> has been validated for a proposed Coffee House, and has been commented on by NTC.<br><br>NTC registered 'no objection' to the application.   | Continue to monitor.     |
| 7.            | The land to the east of Fir Tree Lane and the junction with London Road<br>( <a href="https://w3w.co/falls.movies.oval">https://w3w.co/falls.movies.oval</a> ) |  | Submitted to the WBC Planning Enforcement team.  | Await response.          |
| 8.            | 380, London Road, Newbury, RG18 3AA  |  | Submitted to the WBC Planning Enforcement team.  | Await response.          |
| 9.            | Former Strada unit in the Market Place   | Quintons Chartered Surveyors are the owners.   | The BID have heard recently that the potential new lease on the Strada unit has fallen through and are looking into the possibility of a vinyl window covering to hide the internals. However, this could be too costly. They will investigate in April. | Await outcome.           |
| 11.           | land adjacent to Roebuts Close and Ladybirds pre-school  |  | Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient visual harm and therefore justification to serve a S.215 Notice upon the land owner[s]."  | Continue to monitor.     |

## Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 28<sup>th</sup> of March 2022.

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

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officers report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Decisions (if any)
10. Neighbourhood Development Plan – Update (if any)
11. The Western Area Planning Committee – Update
12. Sandleford Park Joint Working Group – Update
13. Newbury Community Football Ground – Update

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| To be confirmed                           | Follow-up discussion on footpath recommendations.   |
|   | Paths that have Cycle ban signs to be reviewed.   |
|   | Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it. |
|   | Property of the Essex Wynter Trust at Argyle Road, Newbury.   |
| March 28 <sup>th</sup>                    | Presentation: WBC Streetworks on the recent Permit Scheme Variation Consultation.   |
|   | Presentation: Great Western Railway on the Newbury Station Redevelopment  |
| June/September/December/March (Quarterly) | Updates on Section 215 of the Town and Country Planning Acts.   |
|   | Updates on ongoing items.   |
| Each November                             | Review of KPI's for Planning and Highways Committee   |
|   | Send Budget and Strategy proposals to RFO   |