



23rd January 2024.

To: Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore and Tony Vickers

Substitutes: All remaining Members of the Council

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 29th January 2024 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 and will be streamed via Zoom: [Click here to join the meeting.](#)

Tracy Predeth
Locum Chief Executive Officer

AGENDA.

- 1. Apologies**
- 2. Declarations of Interest and Dispensations**
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)**
3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 8th January 2024.
3.2 Officer's report on actions from previous meeting.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Locum CEO by 2pm on Friday 26th January 2024.

Town Hall, Market Place, Newbury, RG14 5AA

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Making Newbury a Town
we can all be proud of.

5. Members' Questions and Petitions

Questions, in writing, must be with the Locum CEO by 2pm on Friday 26th January 2024

6. Schedule of Planning Applications (Appendix 2)

To Comment on the planning applications listed at the attached schedule.

7. Applications for Prior Approval (Appendix 3)

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

8. Licensing Application (Appendix 4)

To Comment on the licensing application received.

9. Update from The Western Area Planning Committee

Councillor Tony Vickers

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

10. Update from the Neighbourhood Development Plan Steering Group

Councillor Nigel Foot, Chairman of the Steering Group

To receive the latest update in this matter.

11. Forward Work Programme for Planning & Highways Committee (Appendix 5)

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

NEWBURY TOWN COUNCIL**PLANNING & HIGHWAYS**

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

PRESENT

Councillors, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Pam Lusby-Taylor (substitute), Ian Jee, David Marsh, Vaughan Miller, Andy Moore (Chairman) and Tony Vickers.

In Attendance

Tracy Predeth, Locum Chief Executive Officer
Kym Heasman, Corporate Services Officer

103. APOLOGIES

Councillor Phil Barnet.

104. DECLARATIONS OF INTEREST

The Corporate Services Officer declared that Councillors Nigel Foot, David Marsh, and Tony Vickers 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.

104. MINUTES

PROPOSED: Councillor Vaughan Miller

SECONDED: Councillor Nigel Foot

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 4th December 2023, be approved, and signed by the Chairperson.

With a correction to minute: 88. Change of councillor name Tony Vickers to David Marsh.

105. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were no questions or petitions from members of the public.

106. MEMBERS' QUESTIONS AND PETITIONS

Councillor Ian Gee asked the following question:

"Adjacent to No 2 Riverside Walk, the tarmac of this footpath is beginning to break up. This is due to 2 large Lime trees next to the path.

I believe that this section of the footpath and riverside has two separate authorities with levels of responsibility.

Is it possible to bring this problem up before NTC & WBC.

The Tarmac will need repairing/improving but the trees will probably need to be pollard/pruned or at least "topped" to prevent further expansion of the roots. There has been already one accident involving a cyclist. Tree numbers; 201 & 202"

The Chairperson responded as follows:

"We have been in touch with West Berkshire Council regarding the cycle path as the path surface is their responsibility. We were awaiting the return of their lead officer on cycle paths who was on an extended Christmas break, and they are due to respond by the 12th of January about a solution. They will need to work with Newbury Town Council on the process due to the right of way going across Newbury Town Council land and the need to potentially cut back route systems from the trees to assist with this. This matter should now be referred to the Community Services department to progress and report back to the CS Committee."

107. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor Sam Dibas objected on the vote in relation to case no. 3, ref no. 23/02667/RESMAJ, History 2, Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes Southern.

Councillor Tony Vickers abstained on the vote in relation to case no. 7, ref no. 23/02094/FULMAJ, The Mall, The Kennet Centre, Newbury for Lochailort Newbury Ltd

108. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

109. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence 14/00004/LQN (Variation) – Bills, 18 Market Place, Newbury.**

Applicant: Bills Restaurants Ltd

No Comment – No evidence of new conditions for replacement at Appendix 2 of the application documents

110. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was no Meeting of the WAP since the last committee meeting.

111. UPDATE FROM THE NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

There has been no meeting of the steering group since the last committee meeting update.

A steering group meeting to be scheduled on either 17th or 23rd January 2024.

112. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2023/24

It was agreed to request an Officer from WBC update the Committee on the Local Plan, ideally as part of the agenda scheduled for the meeting to be held Monday 29th January 2024.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.49 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No Objection.	<u>23/02777/HOUSE</u>	Linden Priory Road Newbury for Mr and Mrs Van Zyl	Demolition of existing garage, chimney & outbuildings; loft conversion; two storey side extension; creation of annexe; alterations to existing windows & cladding
2	Objection/ comment: 1. Concerns around the implication to the wastewater/sewage system capabilities in the area. 2. Impermeable Materials being used. 3. Parking - New households to be provided with travel pack, for local area. 4. Sound proofing, as on very busy Junctions.	<u>23/02791/FULMAJ</u>	Sandleford Parade Newtown Road Newbury for	Phased planning application for the erection of two buildings comprising 18 no. flats and associated infrastructure and landscaping following the demolition of existing buildings
3	No objection / Comment: Members would like to see more provisions of Community Facilities in the development.	<u>23/02667/RESMAJ</u>	History 2 Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes Southern	Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops;

				replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearance, Landscaping, Layout And Scale.
4	No Objection	23/02719/LBC	The Old Rectory and The Old Vicarage Church Road Shaw Newbury for Mr Chris Fitch and Ms Abby Llewellyn	Re-joining of The Old Vicarage and The Old Rectory to form one single dwelling through internal reconfiguration, and the replacement of existing windows and rooflight, and demolition of the existing outbuilding.
5	Objection / Comment: Parking in accordance with comments submitted by Highways.	23/02795/FUL	Boxshall Court Pound Street Newbury for Tompkins Rygole Ltd	Extension of existing building to form new 'zero carbon' residential accommodation, solar panel installation and associated works (Re-application following consent ref: 22/02930/FUL).
6	Support / Comment: 1. Members would like to see a condition put in place for the Maintenance of the redevelopment which includes the cleaning of bird fouled areas. 2. Members would like facilities for canal boat users to be considered, such as water access and waste rubbish.	23/02875/REG3	Open Space South Of Canal and Adjacent Park Way The Wharf Newbury for West Berkshire Council	Improvement works to Wharfside and Peace Garden, including the extension of public realm in both areas, introduction of rain gardens. new porous (SUDS) ground surfaces and water edge treatment. Extension of Peace Garden to increase green space. Removal of some parking spaces and signage. Introduction of new Peace Garden sign. New lighting and seating across all the areas. Areas of natural play
7	Objection in line with previous comments submitted 07.11.2023.	23/02094/FULMAJ Re-Consultation	The Mall The Kennet Centre Newbury for Lochailort Newbury Ltd	Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations;

				associated works, and alterations to the retained Vue Cinema and multi storey car park.
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APPENDIX 2**APPLICATION FOR PRIOR APPROVAL**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	23/02783/PASSHE	8 Rokeby Close, Newbury for Mr & Ms Bui and Dao	Application to determine if prior approval is required for a proposed: Larger Home Extension; Proposed flat roof single storey rear extension. Dimensions 5.80m from rear wall, 2.87m maximum height, 2.40m eaves height.
2	Support	23/02805/PASOL	Unit 13 Newbury Retail Park Pinchington Lane Newbury for Syzygy Renewables	Application to determine if prior approval is required for a proposed: Installation has been designed to minimise the visual impact to the surrounding area and are unlikely to be seen from ground level. All equipment other than the panels themselves will be installed out of sight. The roof areas will be utilised for the installation of panels with the following proposed system: 103.2 kwp (max 258 panels) east and west facing, some of which will be installed flat to the roof pitch and some of which will be ballasted to the flat part of the roof, pitched up at 10 degrees. The panels will not come within 1.5 meters of the roofs edge. The proposed use of installation is to generate renewable electricity for use within the building. The installation proposed will feed into one of the main supplies. The technology being installed aims to reduce carbon emissions and the impact of the building on the environment. The solar

				<p>panels to be used in this project are dark blue/black, do not reflect light and have antiglare covering. In addition, the panels are static and have no moving parts, neither internally nor externally. The solar PV array will not generate noise. The proposed installation will be installed by a government certified (MCS) solar PV engineering contractor, who has undertaken numerous similar projects. The proposed installation will not alter or restrict the use of the building in any way whatsoever</p>
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**Planning and Highways Committee Meeting
Schedule of Planning Applications to be considered.**

Monday 29th January 2024

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	<u>23/02866/LBC</u>	49 Shaw Road, Newbury for Dr Henry Kennedy	Replacement of ground floor rear door and windows from wooden, single glazed to UPVC double glazed.
2.	CLAY HILL	<u>23/02666/FUL</u>	Newbury Business Park London Road Newbury for Heptagon Industries Ltd.	Change of use to vehicle rental premises (Sui Generis) to include the erection of a modular cabin and provision of 10 parking spaces.
3.	CLAY HILL	<u>23/02894/LBC</u>	51 Shaw Road Newbury for Ms Suzanne Kenney	Replacement of ground floor rear door and windows from wooden, single glazed to UPVC double glazed.
4.	EAST FIELDS Adjacent Parish	<u>24/00042/FULMAJ</u>	Hambridge Lake Hambridge Road Newbury for Mr Steve Hamilton	Construction of 5 holiday chalets and clubhouse with access from Hambridge Road, parking, footpaths, fishing stations, bin / cycle stores and landscaping.
5.	SPEENHAMLAND	<u>24/00066/HOUSE</u>	Foscote Lodge Donnington Square Newbury for Mr & Mrs J O'Sullivan	Proposed part single storey/ part two-storey rear extension, with associated alterations.
6.	SPEENHAMLAND	<u>23/02798/ADV</u>	Aldi London Road Newbury for Aldi Stores Limited	The application seeks consent for the erection of: One vinyl film logo applied to glass of the entrance lobby (Sign A). One new internally illuminated wall hanging sign mounted to the face of the building (Sign B). One vinyl film opening times panel and image (Sign C)
7.	SPEENHAMLAND	<u>23/02923/REG3</u>	Northcroft Leisure Centre Northcroft Lane Newbury for West Berkshire Council	Demolition of existing single storey fitness suite located to the front of the Leisure centre and first floor conservatory. New double storey extension in place of the demolished building. Reconfiguration and refurbishment of internal spaces. New infill wall between existing Lido out building and the new extension. Reconfiguration of existing flat roof to accommodate potential future Photovoltaic panels.
8.	WASH COMMON	<u>23/02915/FUL</u>	Battery End Hall, Battery End, Newbury for Prudential Properties.	One 4 bed two storey dwelling with parking, cycle and refuse storage.(Re-submission of Approval 19/00995/FULD without any amendments)

9.	WEST FIELDS	23/02782/FULMAJ	20 - 28A Pound Street Newbury	Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street, Newbury Bathroom Store) and erection of 100 no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works.
10.	WEST FIELDS	23/02924/OUT	Land Rear Of 14 Clifton Road Accessed by Russell Road Newbury for Margaret Nunn	Outline application for proposed new residential dwelling on land to the rear of 14 Clifton Road, accessed off of Russell Road, with associated amenity and parking including parking space for 14 Clifton Road and rear access to amenity of 14 Clifton Road. Matters to be considered: Access, Layout and Scale.

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.	CLAY HILL	23/02850/PASOL	West Berkshire Community Hospital Rookes Way Thatcham for Berkshire Healthcare NHS Foundation Trust	Application to determine if prior approval is required for a proposed: Berkshire Healthcare NHS foundation Trust is seeking planning permission for the installation of Solar PV arrays at their West Berkshire Community Hospital Site. Berkshire Healthcare NHS foundation Trust have identified potential for the installation of a solar PV array at West Berkshire Community Hospital. The Trust is currently undertaking a feasibility study to establish the technical and economic viability of the solar PV array being installed on the rooftop of the Community Hospital. This rooftop array is estimated to generate peak power of 340kWp.
2.	CLAY HILL	24/00027/PASSHE	31 Cresswell Road Newbury for Bichthu Dieu	Application to determine if prior approval is required for a proposed Larger Home Extension: Single storey rear extension. Dimensions 3.60m from rear wall, 2.70m maximum height, 2.40m eaves height.

Planning and Highways Committee Meeting
Schedule of Licensing Applications

Monday 29th January 2024

Licence	Applicant(S)	Premises
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 23635	Applicant: Delphic Brewing Company Ltd	Location: Delphic Brewing and Taproom East Barn, Former Motorist Discount Centre, Mayors Lane, Newbury, Berkshire, RG14 5DR Proposal: New Premises Licence Supply of Alcohol (on and off sales only) Monday to Sunday 00:00 to 24:00 (24 hours to cover online sales)

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Delphic Brewing Company Ltd.

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Delphic Brewing and Taproom Former Motorist Discount Centre Mayors Lane			
Post town	Newbury	Postcode	RG14 5DR

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 13,000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
i	as a limited company/limited liability partnership	✓	please complete section (B)
ii	as a partnership (other than limited liability)		please complete section (B)
iii	as an unincorporated association or		please complete section (B)
iv	other (for example a statutory corporation)		please complete section (B)

c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

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Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name: Delphic Brewing Company Ltd.
Address: 26 The Martins, Thatcham, Berkshire, RG19 4FD
Our registered office will be changed to the address of the proposed premises once we move over.

Registered number (where applicable) 11360889
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any) 07595386568
E-mail address (optional) tom@delphicbrewing.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	03	2024

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The space includes pedestrian door, windows and loading door to the front. Internally the space is split retail area and workshop. There is a first floor mezzanine office area. The property has the benefit of parking to the front and rear for approx 7 cars.

It will be used to house Delphic Brewing Co. Production Brewery and Taproom.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

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What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	
b) films (if ticking yes, fill in box B)	
c) indoor sporting events (if ticking yes, fill in box C)	

d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	
f)	recorded music (if ticking yes, fill in box F)	
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	✓

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

1

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	
				Off the premises	
Day	Start	Finish		Both	✓
Mon	00	00	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
	00	00			
Tue	00	00			
	00	00			
Wed	00	00			
	00	00			
Thur	00	00	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
	00	00			
Fri	00	00			
	00	00			
Sat	00	00			
	00	00			
Sun	00	00			
	00	00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Thomas Broadbank
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K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5) The premises will not be open on Sundays January-March
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) The hours will be non-standard at New Year. Additionally opening from 12:00 New Year's eve to 01:00 New Year's day.
Mon	09	00	
	17	00	
Tue	09	00	
	17	00	
Wed	09	00	
	23	30	
Thur	09	00	
	17	00	
Fri	10	00	
	22	00	
Sat	10	00	
	22	00	
Sun	12	00	
	17	00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

To promote all four licensing objectives we will keep:

Strong management controls and effective training of all staff so that they are aware of the premises license and the requirements to meet the four licensing objectives with particular attention to:

A/ no selling of alcohol to underage people

B/ no drunk and disorderly behaviour on the premises area

C/ vigilance in preventing the use and sale of illegal drugs at the retail area

D/ no violent and anti-social behaviour

E/ to prevent harm to children

- operating schedule providing the hours of operation and licensable activities during those hours.

- designated premises supervisor confirmed it is obligated to be in day-to-day control of the premises, to provide good training for staff on the licensing act (training record), to make or authorise each sale

- clear "challenge 25" information to prevent the supply of alcohol to under-age drinkers.

As a licensed premises we know that it is necessary to promote these objectives through the business. We promise to support these objectives through our operating schedules, including staff training and qualification policies.

Our business is the supply of high quality real ale and craft beer, which will be sold at a premium price point therefore would not attract anyone looking to purchase alcohol cheaply and purely to get drunk.

b) The prevention of crime and disorder

A clear and legible notice inside the premises indicating the normal hours under the terms of the premises license during which licensable activities are permitted.

CCTV coverage of premises.

Not selling of alcohol to drunk or intoxicated customers.

Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises.

In the case of the business running an event, where we are expecting a higher number of guests, we will look to book temporary security / door staff.

c) Public safety

All staff will be well trained and adhere to environmental health requirements.

Under age ID checks will be carried out.

A logbook or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises license that requires the recording of such information. The logbook shall be kept available for inspection when required by persons authorised by the licensing act 2003 or associated legislation.

All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, electrical, air conditioning and other installations, will be maintained at all times in good order and in a safe condition.

d) The prevention of public nuisance

Deliveries of goods necessary for the operation of the business will be carried out during normal business hours, to prevent nuisance and disturbance to nearby residents.

We do not anticipate an increase in traffic to the area, as we will not be advertising on-site parking. We will recommend the use of public transport if travelling in to visit the business.

Any customer visiting the premises for any promotional event will be asked to respect the needs of nearby residents, and to leave the premises and the area quietly.

e) The protection of children from harm

All alcohol will be strictly controlled to prevent access from children.

All staff will be trained and responsible for implementing the "challenge 25" policy.

Checklist:

Please tick to indicate agreement

<input checked="" type="checkbox"/>	I have made or enclosed payment of the fee.	✓
<input checked="" type="checkbox"/>	I have enclosed the plan of the premises.	✓
<input checked="" type="checkbox"/>	I have sent copies of this application and the plan to responsible authorities and others where applicable.	✓
<input checked="" type="checkbox"/>	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	✓
<input checked="" type="checkbox"/>	I understand that I must now advertise my application.	✓
<input checked="" type="checkbox"/>	I understand that if I do not comply with the above requirements my application will be rejected. [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to	✓

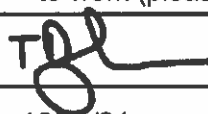
	work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	
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It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	16/01/24
Capacity	Director

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
-----------	--

Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling

with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.

- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:

- any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.
 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

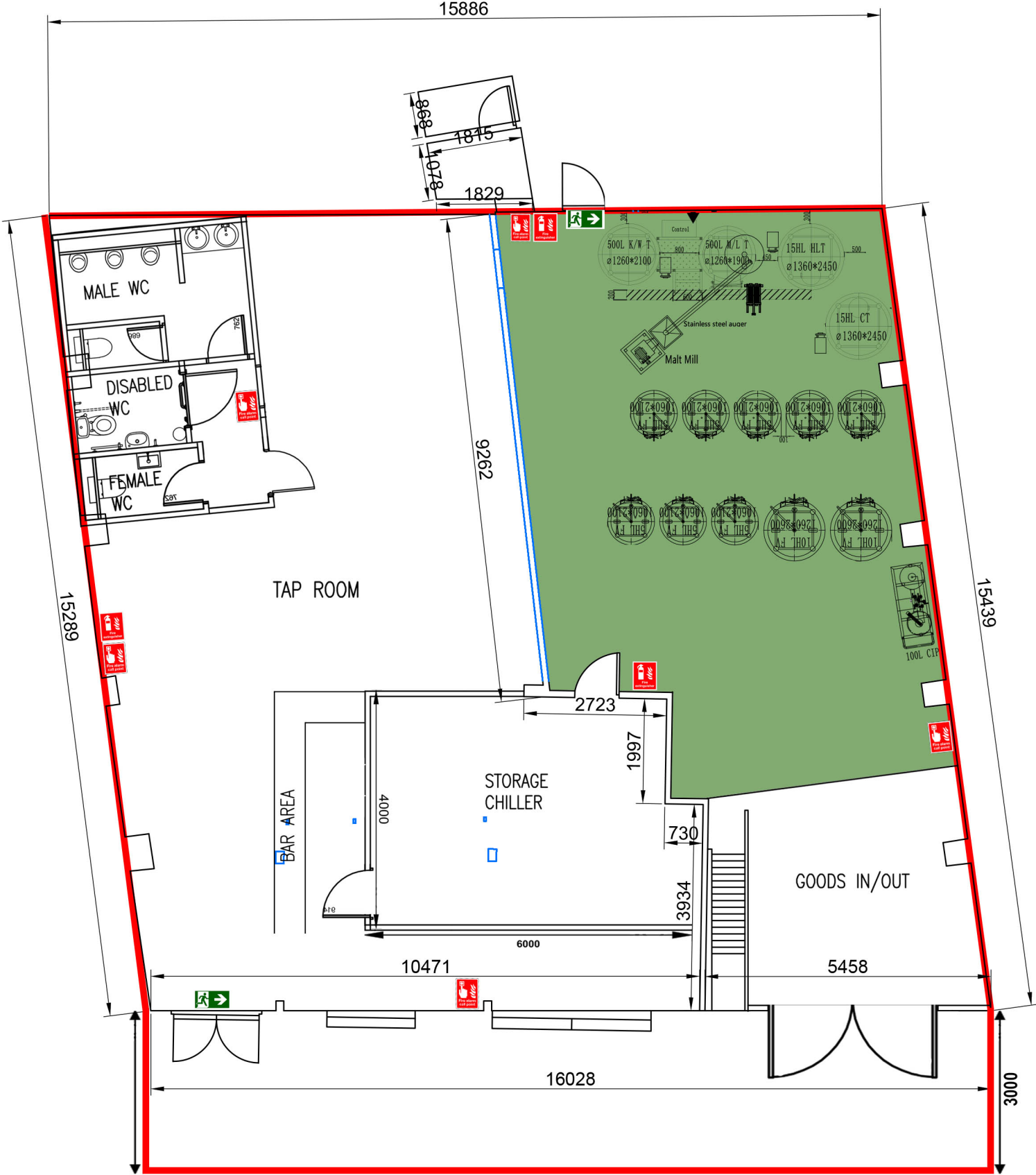
As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.



			Project NEW PREMISES		Client: DELPHIC BREWERY		Title: FLOOR PLAN		Scale: 1:100@A3	Date: 10.01.24	Drawn/Chkd SH
									Drawing No. 02		Rev.
REV	DESCRIPTION		DATE								

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 4 December 2023.

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 Officer's 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 Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

At the first Committee meeting after the annual meeting of the Council	Election of Chair/ Deputy
	Approval of ToRs and memberships of Working Groups
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
At a future date	To identify potential and existing public rights of way and actions which might be taken to enhance these (see minutes 06.11.2023)
2023	
9 October	Updates on Section 215 of the Town and Country Planning Acts.
	Review of Planning Applications consultation arrangements
6 November	Sharon Bayne, Director of Blackwood Bayne Ltd will make a presentation to this committee regarding West Berkshire Rights of Way Improvement Plan (ROWIP).
	Eagle Quarter
4 December	Strategy proposals
2024	
29 January	To relist the Local plan Examination for the January meeting of the Committee, having regard to any further developments at the Planning Authority.
25 March	Flood and Drainage Forum