

02/03/2021.

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

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

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 08/03/2021 at 7.00 pm.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/87442809343?pwd=SEhYOUpwcGRFa1NJK0ZwaGRlclVsdz09>

Meeting ID: 874 4280 9343

Passcode: 817362

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

**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*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 15/02/2021 (already circulated).

**3.1. Officers report on action from previous meeting**

*Chairperson*

**To receive** an update

Town Hall, Market Place, Newbury, RG14 5AA

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4. **Questions and Petitions from Members of the Public**  
*Chairperson*  
(Questions, in writing, must be with the DSO by 2:00 pm on 08/03/2021)
5. **Members' Questions and Petitions**  
*Chairperson*  
(Questions, in writing, must be with the DSO by 2:00 pm on 08/03/2021)
6. **The Great Christmas Carnival Event at Newbury Racecourse**  
*Chairman*  
**To receive a presentation** from representatives from Newbury Racecourse, Grassroots Planning, and Underbelly.
7. **Schedule of Planning Applications (Appendix 2)**  
*Chairperson*  
**To comment** on the planning applications listed at the attached schedule.
8. **Schedule of Licencing Applications (Appendix 3)**  
*Chairperson*  
**To comment**, if relevant, on prior approval applications listed at the attached schedule.
9. **Proposal to list 6 Northbrook Street (Appendix 4)**  
*Chairman*  
**To comment** on the proposal by Anthony Pick, Chairman of the Heritage Working Group, on the listing of 6 Northbrook Street.
10. **Town and Country Planning Act 1990. Application No: [20/02212/HOUSE](#) for Proposed: Loft conversion - with hip-to-gable extension. Single storey rear lean-to garage link extension. Single storey garden office extension with internal access from main dwelling**  
**Newbury Town Councils Comments (submitted 29/10/2020):**  
Objection on grounds of insufficient information provided.  
**To note** that the above-mentioned appeal will be determined on the basis of written representations. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.
11. **Update from the Sandleford Joint Working Group**  
*Chairperson*  
**To review the recommendation** from the Sandleford Joint Working Group that both "GPC and NTC produce a single statement of Case but represented by one member from each council".

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

*Chairperson*

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

**13. Town Centre Working Group Update**

*Chairperson*

**To Receive** an update from the Town Centre Working Group.

**14. Motion by Councillor David Marsh (Appendix 5)**

*Chairman*

**To receive and comment** on the motion by Councillor David Marsh about reopening the Town Centre and Pedestrianisation of the Market Place.

**15. Newbury Community Football Ground**

*Chairperson*

**To Receive** an update.

**16. Forward Work Programme for Planning and Highways Committee (Appendix 6)**

*Chairperson*

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

**Minutes of a meeting of the Planning and Highways Committee held by Virtual  
Meeting on Zoom  
15/02/2021 19:00/7:00pm.**

**Present**

Councillors; Gary Norman (Chairperson); Nigel Foot (Vice-chairperson); Tony Vickers; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond; Jo Day

**In Attendance**

Darius Zarazel, Democratic Services Officer  
Kym Heasman, Corporate Services Officer

**172. Apologies**

There were none.

**173. Declarations of interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, 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. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members 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."

Councillor Jo Day on item 6 of Appendix 2, does live in Cherry Close but is not acquainted with the property or near its location.

Councillor Tony Vickers on item 12 and 13 of Appendix 2, is an attendee of the Roman Catholic church but not a member of the church, will take partake in the discussion but not vote.

Chairman Gary Norman on item 15 of Appendix 2, lives on the same road but not near its location.

**174. Minutes**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 25/01/2021, be approved, and signed by the Chairperson.

**175. Officers report on action from previous meeting:**

Information was received and noted by the members.

BALC motion, is the 24<sup>th</sup>. Councillor Tony Vickers will present the motion.

On streetlights that NTC operate, this is a Community Services rather than P&H issues and will be operated on in line with the strategy.

Ongoing items to be placed in the Forward Work Programme.

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

Question received from Paul Morgan:

*"What will be the Town Council's formal response be to West Berkshire Council's announcement regarding the proposals for a new sports ground at Newbury Rugby Club (and plan B at the Diamond Field) and will this have any impact / influence on the Town Council's plans to develop its own local plan?"*

The chairman responded with the following:

"Our response is based on the NTC Strategy, section G8a. We are further discussing this in item 11 of this meeting. NTC will not be producing its own Local Plan but is considering a Neighbourhood Development Plan (NDP) which cannot contradict the Local Plan produced by West Berkshire District Council."

**177. Members' Questions and Petitions**

Question received from Councillor Phil Barnett:

*"All but one of the tenants in the old Middlesex Hospitals Almshouses in Argyle road (now owned by University Colleges) have been transferred to other accommodation within the Newbury area.*

*Therefore, can the planning and highways committee of Newbury Town Council establish what the new owners intentions are in relation to preserving these valuable architectural properties within the City part of the town?"*

The Chairman responded with the following:

“The council has previously raised the question and can extend the invitation for a representative of the owners to come to speak on this.”

Members are encouraged to send their questions in before the Monday at 2:00 deadline, preferably prior to the previous weekend.

**178. Presentation about explaining the process of a definitive map process order**

Information presented by Stuart Higgins, WBCs Definitive Map Officer, was received and noted by members.

Key details include:

- Confirmation that anyone has a right to apply for a definitive map process order.
- First-hand sources about use of a pathways, especially over a period of twenty years, is a key resource used to determine what pathways get incorporated into the definitive map.
- WBC have a duty to signpost public rights of way where they leave metalled roads, if, in their opinion, a signpost is required to assist persons unfamiliar with the locality to follow the public right of way.
- Definitive map modification orders only have a small backlog and are prioritised in date order. If they are not determined within a year you can appeal to the planning inspectorate.
- Individuals cannot close public rights of way. If there is an instance of this, contact the public rights of way team.

Mr Higgins encouraged members of the public and Councillors to notify him about pathways not yet in the definitive map (the definitive map is available on the WBC website, or ask Mr Higgins directly if not accessible).

Mr Higgins was asked to prepare a letter that could be sent by NTC to the Newbury MP, Laura Farris, about promoting applications for a definitive map process order before the 2026 date. Beyond this 2026 date, any public bridleways are extinguished unless there has been an order on the definitive map.

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

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

**180. Consultation: West Berkshire District Council proposal to impose a 40 MPH speed limit on the A343, Andover Road and Wash Water (Appendix 3).**

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor David Marsh

**Resolved:** That the Council Supports this proposal.

**181. Report from the Sandleford Joint Working Group (Appendix 4)**

The report was received and noted by members.

To request Greenham Parish Council to convene the Sandleford Joint Working Group before the P&H Meeting on the 8<sup>th</sup> of March to discuss latest developments.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Tony Vickers

**Resolved:** That the Council adopt the Review of the Recommendations with amendments to point 3:

- 1) Apply for Rule 6 status in order to make a statement to the inspectorate that the appeal should not go ahead due to COVID situation and should be delayed due to inability for site visits to yield correct information as to normal levels of activity and the difficulty of holding meetings involving the community during the implementation of the COVID-19 regulations.
- 2) Work as closely as possible with the local planning authority in getting this appeal refused
- 3) Will produce a statement of case, independently, based on pre-existing objections other than those that are already available to the inspector (with any additions as the Council see fit).
- 4) Consult interested groups regarding development proposals for these lands.
- 5) Continue to monitor all other applications that are likely to come forward and be determined.

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

Information was received and noted by members.

**183. Newbury Community Football Ground**

An update was received by the members.

Deadline for consultation is the 28<sup>th</sup> of February.

Some of the comments by Councillors included:

- The proposed pitch and facilities are not a like-for-like replacement for those on Faraday Road.
- Not in walking distance to the town centre and there is not convenient public transport links.
- Concerns were raised over the overflow parking potentially leading to people parking in the doctor's car park or on Monks Lane.
- The entrance was predicted to cause traffic problems both during match days and regular training days.
- There is a lack of floodlighting in the proposal.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

Councillor Jeff Beck abstained.

**Resolved:** That Newbury Town Council send these comments to WBC about the proposals at the Newbury Sports Ground at NRFC:

- NTC welcomes any additional sports pitches, especially 3G pitches which can be utilised much more than grass pitches. Central and Eastern areas are short of 7-8 3G pitches according to the FA and Sport England.
- However, our response must align with our Strategy (Policy G, section 8a), which is as follows:
- "Provide a suitable football facility for Newbury's Men's, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provision a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with 3G pitches providing higher availability for matches and training."



- Therefore, the council does not consider the proposed new ground as a like for like or better replacement for Faraday Road as, based on the limited information WBC have made available to the public, it is neither like for like nor better. It will also mean a net loss of 1 pitch and green space.
- The council's preference is for the replacement facility to remain in the town centre, either where the ground is located now or elsewhere in the LRIE. The town's aspirations for any football club, men's or ladies, would be for it or them to move up through the leagues. If and when such happens a town centre facility would bring much needed footfall and revenue to the town on match days.
- Further this council strongly opposes The Diamond as a Plan B.

**184. Forward Work Programme for Planning and Highways Committee (Appendix 5)**

It was agreed to add the following items to the agenda for Monday 8<sup>th</sup> March 2021:

- 1) To invite a representative from the University College London Hospital NHS Foundation Trust to discuss the Property of the Essex Wynter trust at Argyle road.
- 2) TBC list – follow up discussion on footpath recommendations.

**There being no other business the chairperson declared the meeting closed at 21:59 hrs**

**Chairperson**

# APPENDIX 1

## Planning and Highways Committee Meeting Schedule of Planning Applications Monday 15<sup>th</sup> February 2021

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.	No objection	Adjacent Parish	<a href="#">21/00032/ADV</a> (Amended)	Unit D, Mandarin Court, Hambridge Road, Newbury, RG14 5SQ, for Oil Plus Ltd	<p>Minor external works which fall under permitted development, reduction in size of existing roller door, addition of personnel door at side of roller door, replacement and re-configuration of existing window and door arrangement, formation of fencing and entry gate. Signage and advertisement consent as designated on drawings. Change of Use.</p> <p><b>Amended:</b> 1) Description of development has been amended as original description was long and confusing and included unnecessary elements, and 2) Amended plans received giving more detail of proposed signage.</p> <p>Three fascia signs.</p>
2.	No objection	Adjacent Parish	<a href="#">21/00033/FUL</a> (Amended)	Unit D, Mandarin Court, Hambridge Road, Newbury, RG14 5SQ, for Oil Plus Ltd	Minor external works which fall under permitted development, reduction in

					<p>size of existing roller door, addition of personnel door at side of roller door, replacement and re-configuration of existing window and door arrangement, formation of fencing and entry gate. Signage and advertisement consent as designated on drawings. Change of Use.</p> <p><b>Amended:</b> 1) Description of development has been amended as original description was long and confusing and included unnecessary elements, and 2) Amended plans received giving more detail of proposed signage.</p> <p>Change of use from B2 to a mixed use B8 and E (g) with external alterations to the building, fencing and entry gate.</p>
3.	No objection subject to the approval of Environmental Health	Clay Hill	<a href="#">20/03070/FUL</a>	132 London Road, Newbury, RG14 2AJ, for Mr & Mrs Howarth	<p>Using some of the property as a small Art Gallery for local Artists. The Site currently has A1 Classification, but we would like to ask for F1 classification also, so we could have flexible use, especially If the Gallery was not to work out, we still have options in this current climate. Previous use of the property has been, kitchen sales room</p>

					and company office, Beauty salon, Polish shop, Estate agents.
4.	No objection	East Fields	<a href="#">21/00069/HOUSE</a>	8 Howard Road, Newbury, RG14 7QG, for Mr & Mrs N Mason	Proposed single storey extension.
5.	No objection  Comment: the orientation of the bulk of the houses does not facilitate the implementation of solar panels. The declaration of a climate emergency should allow for this.	East Fields	<a href="#">20/02546/RESMAJ</a> <b>(Amended)</b>	Land to the north of Pinchington Lane, Greenham, Thatcham, Rg14 7HY, for Rivar Ltd (C/O agent is Pro Vision)	Hybrid application seeking: 1) Full planning permission for the change of use of land to public open space and wildlife area. 2) Outline planning permission for 157 dwellings with related roads, parking areas, footpaths and landscaping, Matters to be considered: Access and Layout.  <b>Amended:</b> Updated house types - larger 3 bed and 4 bed for affordable units, changed distribution of affordable units, electric vehicle charging points added. Slight reduction in some garden areas for affordable units.
6.	No objection subject to the Highways Officer	Speenhamland	<a href="#">21/00093/HOUSE</a>	12 Cherry Close, Newbury, RG14 1LS, for Mr & Mrs R Lunnon	Demolish Rear Conservatory, construction of new Orangery & Double Storey Side Extension.
7.	Insufficient information about application to comment	Speenhamland	<a href="#">21/00162/HOUSE</a>	20 Castle Grove, Newbury, RG14 1PR, for Mr & Mrs Turner	Extension to existing garage to incorporate home office in the roof space.

8.	<p>Objection based on:</p> <ol style="list-style-type: none"> <li>1) Overdevelopment</li> <li>2) The overall design being out of place as it is not in style with the block or the Donnington Square Conservation Area.</li> <li>3) The extension overlooking the neighbouring garden and back of house.</li> <li>4) The effect on the neighbour's privacy due to the elevated length and size of the extension.</li> <li>5) The noise pollution caused by the outdoor swimming pool in a confined space.</li> </ol>	Speenhamland	<a href="#">21/00230/HOUSE</a>	12 Donnington Square, Newbury, RG14 1PJ, for Mr T Liddell	Single storey rear extension, two storey side extension (incorporating replacement garage), new detached Home Office outbuilding in rear garden, new external swimming pool and associated landscaping plus alterations and external repairs/improvements to existing property.
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9.	No objection	Wash Common	<a href="#">20/03054/HOUSE</a>	Belvedere, Garden Close Lane, Newbury, RG14 6PP, for Mr N Garrett	Single storey extension (approx 37m2) to existing detached property. Extension set back 30cm from existing. Extension fills in a gap in existing footprint so will be no nearer boundary than house is already.
10.	No objection subject to the support of the Highways Officer	Wash Common	<a href="#">21/00140/HOUSE</a>	35 Salcombe Road, Newbury, RG14 6EB, for Mr & Mrs O Smith	Loft Conversion.
11.	No objection	Wash Common	<a href="#">21/00112/HOUSE</a>	19 Rupert Road, Newbury, RG14 7EQ, for Miss C Richards	Single storey front extension.
12.	No objection	Wash Common	<a href="#">21/00078/LBC2</a>	Warren Lodge, Warren Road, Newbury, RG14 6NH, for The Trustees of the Roman Catholic Diocese of Portsmouth	Proposed roof alterations, including re-slating existing slate roof slopes and over-roofing inner roof area.
13.	No objection	Wash Common	<a href="#">21/00077/HOUSE</a>	Warren Lodge, Warren Road, Newbury, RG14 6NH, for The Trustees of the Roman Catholic Diocese of Portsmouth	Proposed roof alterations, including re-slating existing slate roof slopes and over-roofing inner roof area.
14.	No objection	Wash Common	<a href="#">21/00153/HOUSE</a>	19 Conifer Crest, Newbury, RG14 6RS, for Mr & Mrs Clothier	Proposed single storey side extension and new detached outbuilding following removal of existing detached outbuilding.
15.	No objection	Wash Common	<a href="#">21/00183/HOUSE</a>	12 Culver Road, Newbury, RG14 7AS, for Mr & Mrs S & A Romeo	Demolition of existing conservatory and formation of new a new single story rear kitchen extension, loft

					conversion with rear dormer window and associated internal alterations.
16.	No objection	West Fields	<a href="#">20/03031/FUL</a>	Church Of St John The Evangelist, St Johns Road, Newbury, RG14 7PY, for Mr D Spragg (Acanthus Clews Architects)	Construction of glazed porch to west entrance.
17.	No objection	West Fields	<a href="#">21/00138/HOUSE</a>	118 Craven Road, Newbury, RG14 5NR, for Mrs J Hawkins	Formation of single story rear kitchen extension with associated internal alterations.
18.	No objection subject to Environmental Health	West Fields	<a href="#">20/02961/FUL</a>	4 Pound Street, Newbury, RG14 6AA, for Dream Make Ltd	Change of use from tattoo parlour (Sui Generis) to commercial, business and services uses (Use Class E) on the ground floor, and one dwelling (Use Class C3) of the first and second floor, alterations to fenestration and associated works.
19.	No objection	West Fields	<a href="#">21/00235/LBC2</a>	Arcade House, The Arcade, Newbury, RG14 5AD, for Munro Properties Ltd	Planning permission and listed building consent for the change of use from office space to three residential flats.
20.	No objection	West Fields	<a href="#">21/00234/FUL</a>	Arcade House, The Arcade, Newbury, RG14 5AD, for Munro Properties Ltd	Planning permission and listed building consent for the change of use from office space to three residential flats.
21.	No objection	West Fields	<a href="#">21/00199/FUL</a>	5 Wharf Street, Newbury, RG14 5AN, for Bullfinch Homes Ltd	Change of use from office to single family residential dwelling.

22.	No objection	West Fields	<a href="#">21/00200/LBC2</a>	5 Wharf Street, Newbury, RG14 5AN, for Bullfinch Homes Ltd	Change of use from office to single family residential dwelling.
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**Planning and Highways Committee Meeting  
Schedule of Planning Applications 08/03/2021**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.		East Fields	<a href="#">21/00244/FUL</a>	Unit 3 and 4 Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	Alterations to rear elevations of Units 3 + 4 plus side elevation of Unit 3.
2.		East Fields	<a href="#">21/00279/HOUSE</a>	23 Queens Road, Newbury, RG14 7NH, for Mr A Cribb	Two storey side and single storey rear extension.
3.		East Fields	<a href="#">21/00407/HOUSE</a>	76 Kings Road, Newbury, RG14 5RG, for Mr A Lawrence	Single story rear extension.
4.		East Fields	<a href="#">21/00355/HOUSE</a>	1 Wallis Gardens, Newbury, RG14 7SF, for Mr and Mrs Powell	Single Storey Extension.
5.		East Fields	<a href="#">21/00446/HOUSE</a>	86 Newtown Road, Newbury, RG14 7BT, for Mr & Mrs Hannington	Garage extension, double storey rear extension & front porch replacement.
6.		Speenhamland	<a href="#">21/00277/HOUSE</a>	4 Donnington Square, Newbury, RG14 1PP, for C Roberts and L Newton-Terry	Single storey and two storey extensions including attached annex and alterations.

7.		Speenhamland	<a href="#">21/00305/FUL</a>	24 – 32 London Road, Newbury, RG14 1JX, for Bucklebury Developments Ltd	External alterations to building including the removal of one door and installation of replacement window at ground floor.
8.		Wash common	<a href="#">21/00342/HOUSE</a>	17 Montgomery Road, Newbury, RG14 6HT, for Mr & Mrs Kelly	Side, front and rear single storey extension.
9.		Wash Common	<a href="#">21/00411/HOUSE</a>	Kingsley House, Round End, Newbury, RG14 6PL, for Mr & Mrs Clarke	Utility link extension and garage conversion to ancillary use.
10.		Wash Common	<a href="#">21/00428/HOUSE</a>	41 Monks Lane, Newbury, RG14 7HE, for Mr & Mrs Cowan	Side Extension.
11.		West Fields	<a href="#">21/00278/FUL</a>	Newbury House, 20 Kings Road West, Newbury, RG14 5XR, for Amberjack	Installation of 9 external louvres for an air cleaning system mounted within the existing window frames. Installation of a new air conditioning condensing unit mounted in the existing roof plant area replacing an existing nosier and less efficient air conditioning condensing unit.
12.		West Fields	<a href="#">21/00288/FULD</a>	2A The Arcade, Newbury, RG14 5AD, for KAS(Newbury) Ltd. t/a Duo Hair & Beauty	Change of use of the 1st floor from Class E Shop to Class C3 dwelling house. (1 bedroom flat). This is a reversal of the previous application 12/01704/Ful which was from a C3 dwelling to A1 shop.
13.		West Fields	<a href="#">21/00025/FUL</a>	Telecom Cabinet, 1 Station Road, Newbury, RG14 7AB, for Clear Channel UK Ltd	To install a 3 bay bus shelter with a double sided paper advertising panel on the departure end.

14.		West Fields	<a href="#">21/00024/ADV</a>	Telecom Cabinet, 1 Station Road, Newbury, RG14 7LQ, for Clear Channel UK Ltd	To install a 3 bay bus shelter with a double sided paper advertising panel on the departure end.
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**Planning and Highways Committee Meeting**  
**Monday 8<sup>th</sup> March 2021**  
**Schedule of Licensing Applications**

<b>Licence</b>	<b>Applicant(S)</b>	<b>Premises</b>
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – Variation  Ref: <b>21/00089/LSA</b>	Applicant: Mr Mehmet Caner  Location: The Wharf carpark, Newbury, Berkshire, RG14 5AS	<b>Proposal:</b>  Extension of trading hours (Kebab Van): Monday – Sunday 16:00Hrs to 04:00Hrs.
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: 21/00097/LQN	Applicant: Lidl Great Britain Limited  Location: London Road Retail Park, Newbury, RG14 2BP	<b>Proposal:</b>  Retail Sale of Alcohol Monday to Sunday 07:00 – 23:00

For consideration by the Newbury Town Council Planning & Highways Committee,  
8<sup>th</sup> March 2021

Proposal to Historic England to list 6 Northbrook Street



Dr David Peacock, the Newbury historian and member of the Town Council's Heritage Working Group, has proposed that the façade of 6 Northbrook Street should be nationally listed (designated, in the correct term). It is owned by Morleys Stores Ltd and currently occupied by HSBC Bank. This proposal has been considered by the Heritage Working Group and has its support.

The main reason for the recommendation is that No 6 (originally 6-7 Northbrook Street) forms a group comprising Nos 6 to 12 Northbrook Street, and was part of the premises of Camp Hopson & Co until 2006. Nos 8-11 Northbrook Street are already listed. The Camp Hopson buildings define the distinctive character of that part of Northbrook Street, and listing No 6 would confirm it as an integral part of that group.

10-11 Northbrook Street are dated 1663 and are Grade II\* listed. 8-9 Northbrook Street are 18<sup>th</sup> century and Grade II listed. Their listing particulars refer expressly to the group address as Nos 6-12.

No 6 was built in 1886. Its double gables echo those of No 10-11 and together they bookend Nos 8-9.

Listing will mean that any change to the façade would require listed building consent. However, the location of the building in the Newbury Conservation Area, and the architectural and historical significance of the Camp Hopson group to Northbrook Street, would substantially constrain any planning application to the façade in present conditions. Listing would not affect the interior of the property.

The Heritage Working Group therefore requests that the Town Council formally submits this proposal to Historic England for consideration, quoting Dr Peacock's attached paper.

Anthony Pick  
Chairman, Heritage Working Group

18<sup>th</sup> February 2021



## 6 Northbrook St., Newbury – national listing application 2020

6 Northbrook Street, Newbury RG14 1DJ (Historically, the address has been nos. 6-7). Grid reference SU 471 672, map sheet SU46NE. Parish: Newbury. This is on the east side of Northbrook Street (which is Newbury's "high street"), and in the centre of town.

It is located in the Newbury town centre conservation area, and has been within a conservation area since the creation of a specific conservation area for Northbrook Street in March 1971, later merged with other conservation areas to form the Newbury town centre conservation area. No formal appraisal has been created for this area.

### Occupants

It is currently (2020) occupied by HSBC bank (Phone: 0345 740 4404). Managed by HSBC Corporate Real Estate, 1 Canada Square, Canary Wharf, London E14 5AB.

### Description

No. 6 is a Victorian three-storey building with a brick, double-gabled frontage to Northbrook Street. The twin gables echo those of no. 10-11 Northbrook Street, Newbury, a 1663 building listed II\*.

It has twin canted bay windows on the first floor, with mullion and transom. They are surmounted by small stone pediments, linked with a stone string course. On the second floor, the two windows also have mullion and transom and are surmounted by a low-curved brick arch, with a stone keystone and detailing. In the gable, stonework adds ornamentation to circular windows, giving them an overall cross-shape. The ground floor frontage is entirely modern (c.2006, with later alterations).

### Architect and date

The architect was Walter Henry Bell (1860-1932), at this time of 31 Cheap Street, Newbury. He was a working architect from the 1880s to the 1920s, responsible for a number of buildings in and around Newbury. These included shops and school extensions, but his most prominent building is probably the striking Salvation Army Hall in Northcroft Lane, Newbury (1893). An 1886 advertisement in the *Newbury Weekly News* reads:

"TO BUILDERS.

TENDERS are invited for the RE-BUILDING of Nos. 6 and 7, NORTHBROOK-STREET, NEWBURY, for Mr. William Clark. The Plan and Specifications for the same can be seen at the Office of the Architect, where the tenders are to be sent not later than Twelve o'clock on TUESDAY, January 19th, 1886. No pledge is given to accept the lowest or any tender.

WALTER HENRY BELL.

Architect.

31, Cheap-street, Newbury."

*Newbury Weekly News*, January 7, 1886 p. 4.

## History

It was built in 1886 for draper William Clark, who had occupied the shop since at least 1861 [1861 census]. He is described as “linen draper and milliner” in the *Post Office Directory of Berkshire* 1864. By the late 1890s [*Kelly’s Directory of Berkshire* 1903 p. 119; NWN April 28, 1932] it was in the hands of draper Alfred Camp, who was already established at nos. 8-9; and as part of “Alfred Camp’s Drapery Bazaar” it continued in his hands until the merger of the Camp and Hopson stores to form Newbury department store Camp Hopson. The agreement for the merger was made in 1920 and the combined store opened in May 1921, extending through from no. 6 to no. 14 Northbrook Street (odd and even numbers), along the east side of the street.

As advertised in 1924:

“Camp Hopson & Co Limited, drapers, general house furnishers, decorators, plumbers, &c; funerals furnished; removals & storage, 6, 7, 8, 9, 10, 11, 12, 13, & 14 Northbrook st. T N 313. See Advt index” [p. 142]

“Telephone 313/ Telegrams HOPCAM/ Camp, Hopson & Co Ltd./ 6, 7, 8, 9, 10, 11, 12, 13, 14 Northbrook Street Newbury/ Drapers, Complete House Furnishers, Decorators, Plumbers, &c/ Funerals Furnished/ Removals & Storage” [advert p. 5].

*Kelly’s Directory of Berkshire* 1924, Kelly’s Directories, London.

For a town the size of Newbury (pop. 12,295 in 1921), this was an immense commercial undertaking. Camp Hopson vacated nos. 13-14 in the late 1920s, but continued to occupy nos. 6-12 until substantial alterations in 2004-06, when it moved out of nos. 6 and 12.

The main body of no. 6 was largely rebuilt as part of extensive alterations to Camp Hopson in 2004-06 (04/00531/FULMAJ, approved Aug. 5 2004, etc). However, the frontage was left intact. As part of these alterations, no. 6 was also extended sideways across the access to the south, Winchcombe Place. HSBC moved into no. 6 c.2006 from its previous premises at 1 Mansion House Street, Newbury, RG14 5ES, and continues there to today (2020).

The building appears on the West Berkshire Historic Environment Record, HER no. MWB21939.

## Reasons for national listing

In assessing the value of no. 6 Northbrook Street, several factors need to be considered. As a Victorian building, this is attractive but perhaps not the first-rate architecture which would gain instant approval if it were considered in isolation. The architect is not well-known, and may be of local rather than national significance. This is a good building, but the importance to Newbury lies partly in the fact that the site is an extremely prominent one, in the high street in the centre of town.

Since 1886 it has formed a group with its three listed neighbours to the north, and together they have been the subject of many postcards and illustrations, from 1921 all as part of the

department store Camp Hopson. They dominate the southern end of Northbrook Street. In some ways, like Newbury Bridge or the Town Hall, the four buildings can be seen as symbols of Newbury. Historic England's *Commerce and Exchange Buildings Listing Selection Guide* 2017 states that "Where coherent commercial townscapes survive reasonably intact, there will be a strong case for designating individual components comprehensively in recognition of their cumulative impact... Claims for listing may well be reinforced by group value of neighbouring listed premises." [p. 18]

The double gables echo those of nos. 10-11, and together bookend the 18<sup>th</sup>-century listed nos. 8-9. Its appearance is given more importance by the striking contrast and insensitive design of the Boots (the chemists) building at no. 4-5 (1979-80).

Alfred Camp, who ran the Drapery Bazaar here, was Mayor of Newbury for two years in a row, shortly before the First World War. And from its opening in May 1921 the department store Camp Hopson has had a notable presence in Newbury, the town's only genuine department store until the arrival of a large Debenhams at Parkway in 2011. In the late 20<sup>th</sup> century, the Camp Hopson sales became news events, with people queueing overnight on the pavement outside. In addition to the store, members of the Hopson family were active in many areas of local life, from amateur dramatics to the agricultural society. As Historic England's *Commerce and Exchange Buildings Listing Selection Guide* 2017 states "Commercial premises, as prominent places of public gathering, have sometimes played leading parts in the story of a community..." [p. 19] and that is certainly the case here.

The intention of this application for listing is to list the intact Victorian facade of no. 6 (historically nos. 6-7), in itself and as part of a group with listed buildings nos. 8-9, 10-11 and 12 (all listed currently as separate buildings with the same address, nos. 6-12).

The listing of all three listed buildings formerly part of Camp Hopson as nos. 6-12 has given to some the impression that no. 6 is already a listed building. In fact, only the three buildings 8-9, 10-11 and 12 are currently listed. As Historic England makes clear, no. 6 (technically nos. 6-7) is not listed, and this needs to be addressed.

### **Pressures on Newbury Town Centre**

The need for this listing is increased by the considerable development pressure currently [2020] on Newbury town centre, particularly in terms of residential development, which poses a threat to the town's heritage. For example:

- \* Consultants have been commissioned by WBC this autumn to draw up a "masterplan" for the future of the town centre (including Northbrook Street).
- \* Proposals have been made for a large-scale Kennet Centre/ "Eagle Quarter" redevelopment, with an imminent planning application expected to include buildings up to 11 storeys, leading to associated pressures for an increase in building height across the town centre.
- \* Newbury Town Centre was designated a conservation area in the 1970s but has never had a Conservation Area Appraisal to offer appropriate protection; and there is no prospect of such an appraisal being completed for the town centre in the near future.



In 2020 "The future of the high street" has become a strategic priority for many local authorities across the country. Bearing in mind the continued lack of a CAA for Newbury town centre conservation area and the expansion of permitted development rights, further protection for some individual buildings is essential.

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*Newbury Weekly News*, Jan. 7, 1886; April 28, 1932.

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Newbury "Festival of Britain" programme 1951.

Postcards (assorted).

David Peacock

Dec. 2020.

### **Motion by Councilor David Marsh**

Newbury Town Council endorses Newbury BID's proposals to enable cafes, pubs and restaurants to serve customers seated outside in a clean, quiet and safe traffic-free environment.

We believe that this would help not only the hospitality sector but also other businesses that have been hard hit by the pandemic, such as retailers, by attracting more visitors to the town centre.

We therefore call on West Berkshire Council to:

1 Extend the traffic-free period in Northbrook Street, Bartholomew Street, Mansion House Street and the Market Place from 5pm to midnight for an initial five-week trial period from Monday 12 April to Sunday 16 May, in line with the government's timetable for reopening.

2 Issue permits for businesses that wish to provide outdoor seating in good time for them to reopen on Monday 12 April, along with advice and help where required.

3 Extend the above measures, if the trial is successful, through the spring and summer months from Monday 17 May to at least Sunday 19 September.

4 During this period assess the scheme, including a detailed survey of customers and businesses, with a view to drawing up a longer-term policy for a traffic-free zone in the town centre.

5 Ensure that the Town Centre Master Plan, in line with Newbury Town Council's strategic objectives, includes design proposals for the year-round traffic-free Market Place, to incorporate measures to further enhance the space, including partial covering.

## Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 8<sup>th</sup> March 2021.

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

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
  - 3.1 Report on actions from previous minutes
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. The Western Area Planning Committee – Update
10. Sandleford Park Joint Working Group – Update
11. Newbury Community Football Ground – Update

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.
June/ Sept/ 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
Each December	Send Budget and Strategy proposals to RFO