

18/10/2022.

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

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

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 24/10/2022 at 7:30 pm**. The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA and streamed via Zoom. The meeting is open to the press and public.

Members of the public may join the meeting over zoom by using the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/88011291674?pwd=aXR4cDUyMG5tanlUb2d6Q1YrSUR4Zz09&from=addon>

Meeting ID: 880 1129 1674

Passcode: 267565

Hugh Peacocke
Chief Executive Officer

1. Apologies

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 03/10/2022 (already circulated).

3.2 To receive a report on actions from the previous meeting.

Town Hall, Market Place, Newbury, RG14 5AA

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Making Newbury a Town
we can all be proud of.

4. Questions and Petitions from Members of the Public

Chairperson

Questions, in writing, must be with the CEO by 2:00 pm on Friday 21/10/2022.

5. Members' Questions and Petitions

Chairperson

Questions, in writing, must be with the CEO by 2:00 pm on Friday 21/10/2022.

6. Schedule of Planning Applications (Appendix 2)

Chairperson

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

7. Pre-Application Consultation:

**Proposed base station upgrade at grass verge on Stoney Lane, opposite
Fieldridge, Newbury, RG14 2NG (Appendix 3)**

Chairperson

To Consider the proposal received from Maxema Ltd on behalf of Cornerstone Ltd.

8. Update on Newbury's Neighbourhood Development Plan

Chairperson

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

9. Update from The Western Area Planning Committee

Chairperson

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

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

Chairperson

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

**Minutes of a meeting of the Planning and Highways Committee
held in the Council Chamber, Newbury Town Council, Town Hall, Market Place,
Newbury
03/10/2022 at 7:30pm/19:30.**

Present

Councillors Nigel Foot (Chairperson); Gary Norman (Deputy Chairperson); Phil Barnett; Billy Drummond; Roger Hunneman; Pam Lusby Taylor; David Marsh; Andy Moore and Tony Vickers

In Attendance

Darius Zarazel, Democratic Services Officer (DSO) and Hugh Peacocke, Chief Executive Officer (CEO)

68. Apologies

Apologies received from Councillors Vaughan Miller, Jo Day, and Jeff Beck.

69. Declarations of Interest and Dispensations

The Democratic Services Officer declared that Councillors Phil Barnett, 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 and Billy Drummond 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 Andy Moore who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

Councillor Tony Vickers declared an interest on item 25 of Appendix 1 to these minutes as he is a member of the Newbury Society and a public speaker on this application, David Peacock, is also a member of the Newbury Society.

70. Minutes

70.1 Proposed: Councillor Nigel Foot

Seconded: Councillor Billy Drummond

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on 22/08/2022, be approved, and signed by the Chairperson.

70.2 Officer's Report on Action from Previous Meeting:

On Councillor Vaughan Miller's members questions about confirming with WBC that the results of the Manor Park Sports Pitch consultation will be published before any decision is made for the site, I have received information from the project lead at WBC that "Officers are examining the results and will be undertaking measures to determine if the expressed public concerns can be mitigated, before determining if a full planning application should be submitted."

71. Questions and Petitions from Members of the Public

There were none.

72. Members' Questions and Petitions

Question received from Councillor Phil Barnett:

"Whilst recognizing some benefits of the new link road between hectors way and Kings, one of the proposals within the package is not to install traffic lights at the boundary road Hambridge road Junction because of the expense. This is going to cause serious holdups similar to what residents and road users experienced the other week, not for a few days but continually. Therefore, can this Planning and Highways Committee of Newbury Town Council write to West Berkshire Council expressing their dismay in not including these lights in the proposals."

Response from the Chairperson:

"Thank you for this question. Recognising the severe traffic delays that were caused by the recent road closure in this area, and the potential for traffic jams to be caused due to the lack of traffic lights, I will request that the Council write to West Berkshire Council to express concern about the situation and that their justification for not including lights be sent to NTC in response."

73. Schedule of Planning Applications

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

74. Schedule of Prior Approval Applications

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

75. Schedule of Appeal Notifications

The Committee noted the appeal for Application [21/03132/HOUSE](#), for proposed “Partial Retrospective: Retention of existing metal staircase to side gable end wall and addition of proposed privacy screen”, at location: 14 Lime Close, Newbury, West Berkshire, RG14 2PW.

76. West Berkshire Council on Section 215's

As the WBC Planning Enforcement Officer was not present, the presentation did not go ahead.

The DSO to inquire about rescheduling.

77. Updates on Section 215 of the Town and Country Planning Acts

77.1 The Committee received an update on any actions arising on the current list and agreed that 58 Cheap Street could be removed from the list due to the works that were carried out.

77.2 Proposed: Councillor David Marsh

Seconded: Councillor Tony Vickers

Resolved: To request that West Berkshire Council issue a Section 215 against the owner of 65 Kingsbridge Road and that it be added to NTC's Section 215 list.

78. Station Road, Newbury - Prohibition of Motor Vehicles (Experimental Order)

Proposed: Councillor Nigel Foot

Seconded: Councillor Andy Moore

Resolved: To approve the making of these restrictions permanent.

Councillor Gary Norman requested that his vote against this resolution be recorded.

79. Flying the Indian Flag for Diwali

Councillor Gary Norman, the Town Mayor, introduced this proposal and informed the Committee about the local Indian Community. He believed that flying the Indian Flag for Diwali would promote greater inclusion and dialogue between the different communities in Newbury.

Questions were raised about if there were a religious flag that that could be flown, instead of the Indian National Flag – although this was not confirmed it was considered acceptable as Diwali is a cross community event.

Proposed: Councillor Gary Norman

Seconded: Councillor Nigel Foot

Resolved: To approve the flying of the Indian flag from the Town Hall for Diwali, for the period 22nd to 26th of October, subject to the inclusion of a Diwali logo or banner, and that Officers take advice from other Councils and from Community United.

80. Update on Newbury's Neighbourhood Development Plan

The Committee noted that the NDP Steering Group had launched their first public consultation.

The surveys can be accessed from their own webpage on the NTC website, [NDP Survey](#), and the consultation will run from the 1st of October till the 30th of November.

The next NDP SG meeting was agreed to be held on the 19/10/2022 and will discuss the preliminary results and turnout.

81. Update from The Western Area Planning Committee

The Committee received and noted an update from the last WAP Committee meeting and were informed that the next meeting was cancelled. It was also noted that the Kennet Centre redevelopment application could come to the WAP Committee by the end of November 2022.

82. Forward Work Programme for Planning & Highways Committee

No further items were added to the Forward Work Programme.

There being no other business, the Chairperson declared the meeting closed at 21:39 hrs.

Signed: _____
Chairperson

Date: _____

**Planning and Highways Committee Meeting
Schedule of Planning Applications
03/10/2022**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.	<p>Objection in line with previous Newbury Town Council comment made on 19/04/2022</p> <p>Comment: NTC, as an adjoining Parish, have not been consulted on the Neighbourhood Development Plan for the area.</p>	Adjacent District	22/00174/OUT	Land West of Ecchinswell Road, Bishops Green, Newbury, Hampshire, for Hathor Property	<p>Outline application for up to 50 dwellings (Use Class C3) with associated open space and vehicular access off Ecchinswell Road, Bishops Green. All matters reserved except for access. Amended description and plans.</p> <p>Previous NTC Comment: (Comment submitted on 19/04/2022) “We object to this application in line with the points raised by Basingstoke & Deane Borough Council, which are that this would not usually be permitted.”</p>
2.	No objection.	Adjacent Parish	22/02201/FULD	Lincoln House, Newtown Road, Newbury, RG14 7HA, for J. Doherty	Demolish Existing Dwelling and Erect Replacement Dwelling.

3.	No objection.	Clay Hill	22/02031/ADV	B&Q London Road, Newbury, RG14 2BP, for B&Q	1 off internally illuminated B and Q flexface signcase.
4.	No objection subject to the environmental officer.	East Fields	22/01993/FUL	Falkland Veterinary Clinic, 214 Newtown Road, Newbury, RG14 7ED, for CVS Vets Ltd	Single storey extension to the side of existing veterinary clinic.
5.	Objection due to the loss of biodiversity Cllr Billy Drummond requested that his vote against this resolution be recorded.	East Fields	22/01916/HOUSE	45 Stanley Road, Newbury, RG14 7PB, for Mr O. Mucha	Retrospective replacement of hedgerow along boundary with closed board fence.
6.	No objection. Comment: We would like to see more dedicated fast charging points in dedicated EV parking spaces on site.	East Fields	22/01360/FUL	Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	18no. additional car parking spaces & existing landscape buffer reinforced.
7.	No objection subject to provision of further information about the carbon neutral aspects of the development – the orientation of	East Fields	22/02046/RESMAJ	Land To The North Of Pinchington Lane, Greenham, Thatcham, RG14 7HY, for Persimmon Homes North London	Section 73: Variation of Condition 3 (Plans) of previously approved planning permission 20/02546/RESMAJ : Approval of Reserved Matters following Approved Outline Permission 17/01096/OUTMAJ .

	buildings allowing for solar panels or for the installing of ground source heat pumps for example.				<p>Matters seeking consent: Appearance, Landscaping and Scale.</p> <p>Previous NTC Comments: (Comment submitted on application 17/01096/OUTMAJ on 31/05/2017) “Objection/comment: Members were concerned at the impact the traffic might have on Water Lane which is already heavily used; overdevelopment – 157 too many dwellings for this area; concern at lack of a pedestrian crossing at the western side/Greenham Road.”</p> <p>(Comment submitted on application 20/02546/RESMAJ on 16/11/2020) “No objection.”</p> <p>(Comment submitted on application 20/02546/RESMAJ 15/02/2021) “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.”</p>
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8.	No objection.	East Fields	22/02254/ADV	Sainsbury's, Hectors Way, Newbury, RG14 5AB, for Sainsbury's Ltd	New illuminated flex faces signs.
9.	No objection.	Speenhamland	22/02205/HOUSE	44 Donnington Square, Newbury, RG14 1PP, for L. N. Terry and C. Roberts	Section 73a: Variation/Removal of Condition 2 (Approved Plans) of previously approved application 21/00277/HOUSE : Single storey and two storey extensions including attached annex and alterations.
10.	No objection.	Wash Common	22/01967/HOUSE	1 Mansell Drive, Newbury, RG14 6TE, for Mr & Mrs Taylor	Existing conservatory, timber outbuilding & single storey side extension to be demolished. New double storey side extension. New single storey rear extension. New detached outbuilding with home office. Parking area enlarged.
11.	No objection.	Wash Common	22/02077/HOUSE	49 Bartlemy Road, Newbury, RG14 6LD, for Mr & Mrs Dewhurst	First storey rear extension with loft roof extension.
12.	No objection.	Wash Common	22/02065/HOUSE	245 Andover Road, Newbury, RG14 6NJ, for Mr & Mrs Sullivan	Part Retrospective: application for retention of existing conservatory and proposed replacement of conservatory roof to light weight tiled roof incl. roof lights.
13.	No objection.	Wash Common	22/02156/HOUSE	31 Paddock Road, Newbury, RG14 7DL, for Mr & Mrs Rawlings	Front, side and rear single storey extensions.

14.	No objection.	Wash Common	22/02216/HOUSE	12 Gwyn Close, Newbury, RG14 6JB, for Mr & Mrs Muir-Stokes	Section 73: Variation of condition 2-approved plans of previously approved application 22/00673/HOUSE : Side and rear two storey extension.
15.	Objection due to it being an overdevelopment and the increased flood risk.	Wash Common	22/02231/HOUSE	5 Woodside, Newbury, RG14 6HL, for Mr & Mrs D. Chandler	Proposed part two-storey, part single-storey rear extension.
16.	No objection.	Wash Common	22/02255/HOUSE	10 Kings Mead, Newbury, RG14 6SW, for Mr & Mrs Clifton	Rear and side ground floor extension.
17.	No objection.	Wash Common	22/02270/HOUSE	10 Willowmead Close, Newbury, RG14 6RW, for Mr D. Murtagh	First floor extension comprising bedroom and bathroom, built over existing rooms, with a balcony area.
18.	No objection.	West Fields	22/01938/FULD	Norfolk House, 75 Bartholomew Street, Newbury, RG14 5DU, for Mr N. Maughan	Change of use from office (class B1) to two x 2 bed flats (class C3).
19.	We support this application.	West Fields	22/01876/FUL & 22/01875/LBC2	113 Bartholomew Street, Newbury, RG14 5DT, for Buff + Bear	Replacement windows to the front, rear and side of the property. Installation of solar panels on the orangery and garden structures to the rear of the property.
20.	We support this application provided it meets the appeal requirements.	West Fields	22/01970/FUL	50 Bartholomew Street, Newbury, West Berkshire, RG14 5QF, for Bullfinch Homes Ltd	Retention of 40 sq.m of commercial floorspace at ground floor level and creation of three residential units. Two single bedroom units at ground floor and two bedroom unit at first floor level. Car parking and amenity space.

21.	No objection.	West Fields	22/02022/ADV	Unit A Bamboo House, 11 Market Street, Newbury, RG14 5LX, for G. Garratt	1no. Fascia Mounted Sign.
22.	No objection.	West Fields	22/01773/FUL & 22/01774/LBC2	26 Market Place, Newbury, RG14 5AG, for Stonegate Group	Replacement of Jumbrellas with Timber Pergola and Installation of Timber Fence for Bin Store.
23.	No objection.	West Fields	22/02068/FUL	59 Bartholomew Street, Newbury, RG14 5QH, for Mr N. Vu	Change of use from a mini supermarket to a nail and beauty salon (mix use Class E and sui generis).
24.	No objection.	West Fields	22/01972/LBC2	25 Market Place, Newbury, RG14 5AA, for Zizzi Restaurants Ltd	Internal alterations.
25.	Strong objection: - It is out of character and scale with the surrounding area – therefore it is in contradiction to the NPPF Para. 120(e). - Would like to see a mix of housing, including affordable and social, not just properties for rent.	West Fields	21/00379/FULMAJ	The Mall, The Kennet Centre, Newbury, RG14 5EN, for Lochailort Newbury	Full: Phased redevelopment of the Kennet Centre comprising (1) partial demolition of existing building, and development of (ii) flexible-use commercial space including business, service and office in Use Class E a, b, c, d, e, f and g (iii) 367 dwellings plus residents ancillary facilities (iv) access, car parking and cycle parking (v) landscaping and open space (vi) sustainable energy installations (vii) associated works. Amended:

	<ul style="list-style-type: none"> - Would like to see this application redesigned. - The blocks as amended are still too high. - The conservation area appraisal, although behind schedule, should be considered before the application is put forward. - All 3 previous NTC objections have not been addressed by the applications. <p>Cllr Phil Barnett, Tony Vickers, and Andy Moore abstained.</p>				<p>All new documents are on the website under Amended Plans and consist of:</p> <p>Design and Access Statement, Independent Design Review, Landscape General Arrangement Plans, Landscape Design Statement, Floor Plans, Building and Street Elevations, Proposed Site Plan, Accurate Visual Representation Comparison Images, Energy and Sustainability Report, Response regarding Ecology, Economic Impact Statement, Planning Statement, response regarding Flooding and Drainage, Flooding Sequential Test, Archaeological Assessment, Built Heritage Townscape and Visual Impact Assessment, and Transport Note. The number of flats has been reduced from 381 to 367.</p> <p>Previous NTC comments: (Comment submitted at P&H meeting on 10/05/2021)</p> <p>“Comments: The green credentials, aspiration for small retail, and putting residents in the town centre are all applauded, but the height of the development is a concern. NTC would</p>
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					<p>like to wait until the Masterplan has been presented before this application is progressed any further.”</p> <p>(Comment submitted at P&H meeting on 21/06/2021)</p> <p>“Comments: Newbury Town Council wish to emphasise that they are deeply concerned about the proposed height of the development and believe it to be out of character with the Town. Would like to see the height of the development greatly reduced.</p> <p>The lack of affordable housing is also a real concern. Affordable housing is a part of West Berkshire Council’s Core strategy (CS6) in the Local Plan. It should be 15% on brownfield sites. As this development lacks any affordable housing, this is also a major concern.</p> <p>In addition, there is a substantial lack of parking spaces for the number of flats built. The WBC housing site allocation plan states that, for a development of 402 flats, it would require 459 parking spaces, rather than the 76 proposed.</p> <p>We also wish to reemphasise that the Newbury Town Centre Masterplan is not</p>
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					<p>yet published. A development of this size and importance needs to wait for the result of this study.</p> <p>(Comment submitted at P&H meeting on 25/10/2021)</p> <p>“We object to this application based on:</p> <ul style="list-style-type: none"> - The Town Centre Conservation Area Appraisal and Masterplan Vision document are not yet published. The application should take these documents into consideration. - The development is out of character with the historic Market Town nature of Newbury. - There is a lack of affordable housing. - The blocks as amended are still too high. <p>Cllrs Tony Vickers and Phil Barnett abstained.”</p>
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**Planning and Highways Committee Meeting
Schedule of Applications for Prior Approval
03/10/2022**

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.	We would like to see this require a planning application.	West Fields	22/02088/PACOU	107 Bartholomew Street, Newbury, RG14 5DT, for Ressance land no 16 Limited	Application to determine if prior approval is required for a proposed: Change of use of existing Class E unit on ground floor to one 2 bedroom dwelling.

Planning and Highways Committee Meeting
Schedule of Planning Applications
24/10/2022

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	Adjacent District	22/02530/OOD	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge, Andover Road, Wash Water Hampshire	Out Of District Planning Consultation BDBC: Re: Amendment to 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road
2.	Clay Hill	22/02282/HOUSE	66 Kiln Road, Newbury for Mr Robert Sheppard	Replace existing timber shed and lean to greenhouse with new brick shed / greenhouse, as permitted under permission 21/01827/HOUSE, with amendments to doors to more closely match existing house style
3.	Clay Hill	22/02310/FUL	Newspaper House, Faraday Road, Newbury for Cinch Self Storage	Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage

4.	East Fields	22/02313/ADV	Downs Carpets, Hambridge Road, Newbury for MKM Building Supplies	25 illuminated and non-illuminated fascia signs
5.	East Fields	22/02451/HOUSE	4 Chesterfield Road Newbury West Berkshire RG14 7QB for Mr & Mrs Tyler	Demolition of existing side extension and construction of replacement single-storey side extension and associated works
6.	East Fields	22/02395/HOUSE	19 Queens Road Newbury RG14 7NH for Mr & Mrs B.Rawlings	Proposed 14.71 m2 extension to existing rear single storey element + refurbishment of kitchen, roof and installation of ground floor Toilet.
7.	Speenhamland	22/02492/FUL	Aldi Foodstore Ltd London Road Newbury RG14 1LA	Demolition of the existing office building, and the extension and reconfiguration of the existing foodstore car park, with other associated works.
8.	Wash Common	22/02271/HOUSE	2 Valley Road, Newbury for Mr Kim Wells	2no, 2-storey extensions and single storey rear extension
9.	Wash Common	22/02279/HOUSE	17 Falkland Drive, Newbury for Alex Whyatt	Fenestration changes, a replacement roof for existing structure and adding a first-floor level to a bungalow to include dormers
10.	West Fields	22/02281/FULD	61 Russell Road, Newbury for Bartlett Property Development	Demolition of existing dwelling and erection of four dwellings
11.	West Fields	22/02420/HOUSE	110 Russell Road Newbury RG14 5LA for Mr & Mrs Mann	Single storey rear and front extensions
12.	West Fields	22/02475/LBC	105 Bartholomew Street Newbury RG14 5DY	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront

13.	West Fields	22/02473/FUL	105 Bartholomew Street Newbury RG14 5DY	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront
14.	West Fields	22/02454/ADV	25B-25C Northbrook Street Newbury RG14 1DJ	Shopfront fascia signage displaying company logo and Projecting sign displaying company logo

Agenda Item 7: Pre-Application Consultation:

PROPOSED BASE STATION UPGRADE AT CS 130711_21 / VF 47203 - GRASS VERGE ON STONEY LANE, OPPOSITE FIELDRIDGE, NEWBURY, RG14 2NG

Maxema Ltd has written to the Council as flows:

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure*
- maximise opportunities to consolidate the number of base stations*
- significantly reduce the environmental impact of network development*

Cornerstone are in the process of progressing a suitable site in this area of Newbury for a radio base station upgrade that will improve service provision for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide new network coverage to the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Our technical network requirement is as follows:

- CS 130711_21 / VF 47203 / Stoney Lane SW*
- The works required to the site include: The replacement of the existing 15-metre streetpole with a new 20-metre streetpole, the refresh of the existing equipment cabinets, along with ancillary works.*

- *At: GRASS VERGE ON STONEY LANE, OPPOSITE FIELDRIDGE, NEWBURY, RG14 2NG – NGR: E:448547, N:168276*

- *This is the preferred option as the site provides adequate coverage, its proposed position is considered suitable in the context for the telecommunications base station. Taking into account the development's siting and appearance when read in its current environment, it is considered that a scheme in this location will not undermine the visual amenity of the area with minimal impact on the sky-line whilst utilising (upgrading) an existing site.*

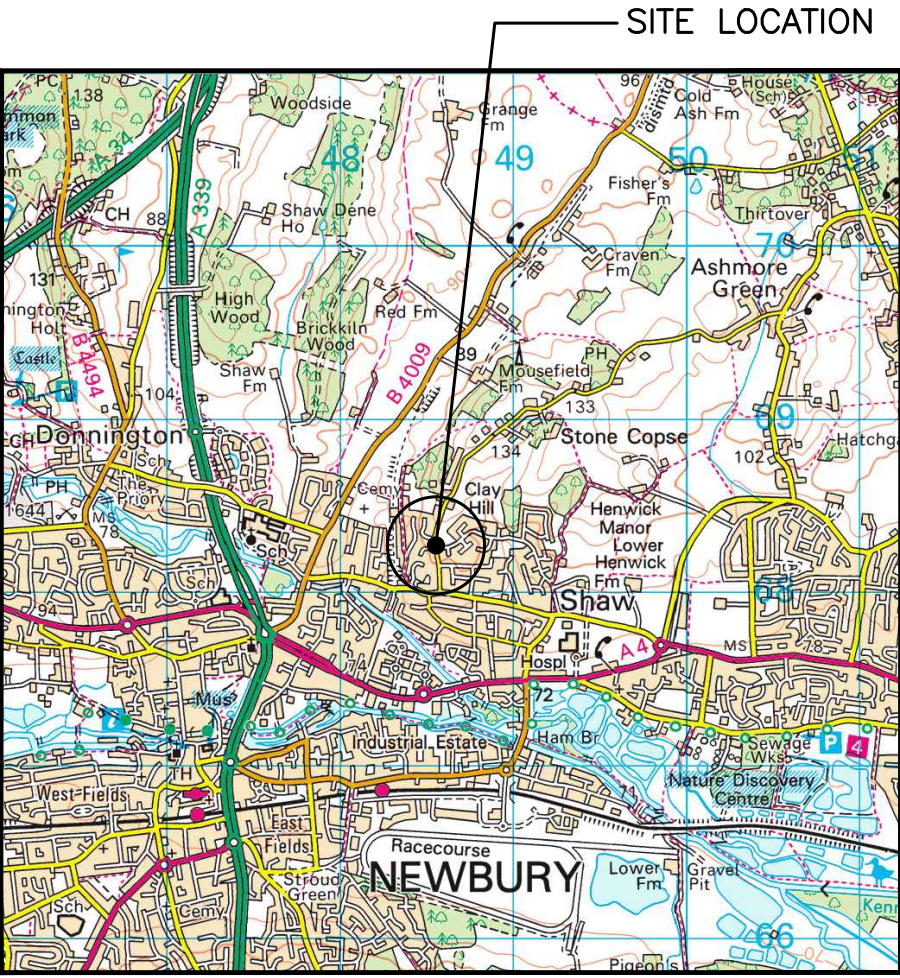
The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date this letter was sent.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

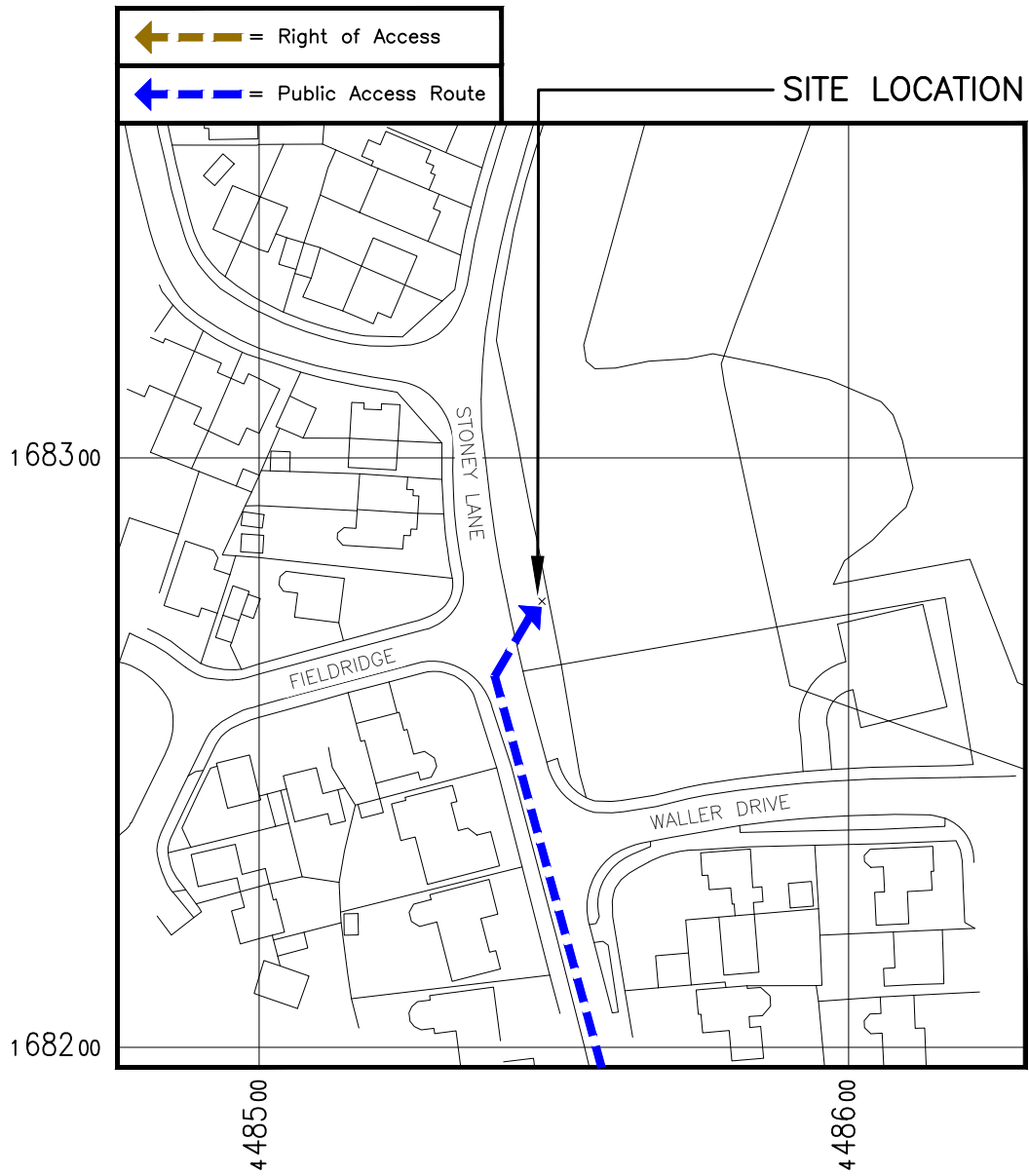
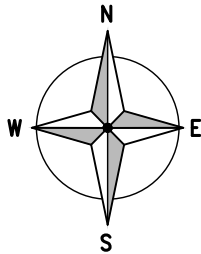
We look forward to receiving any comments you may have on the proposal.



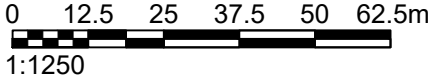
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SITE LOCATION
(Scale 1:50000)



SITE PHOTOGRAPH



DETAILED SITE LOCATION
(Scale 1:1250)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 448547 N: 168276

DIRECTIONS TO SITE: Leave the M4 at junction 13 and join the A34 south signposted Newbury. Leave the A34 to join the A339 in the direction of Newbury. At the first roundabout continue straight on. At the following roundabout take the first exit on to the B4009 Shaw hill. At the mini roundabout turn right on to Kiln road. Continue for a further 1000m and turn left into Stony lane. Destination will be on the right.

NOTES:

A	Issued for Approval	FPD	RWB	30.09.22
REV	MODIFICATION	BY	CH	DATE

GallifordTry

WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF

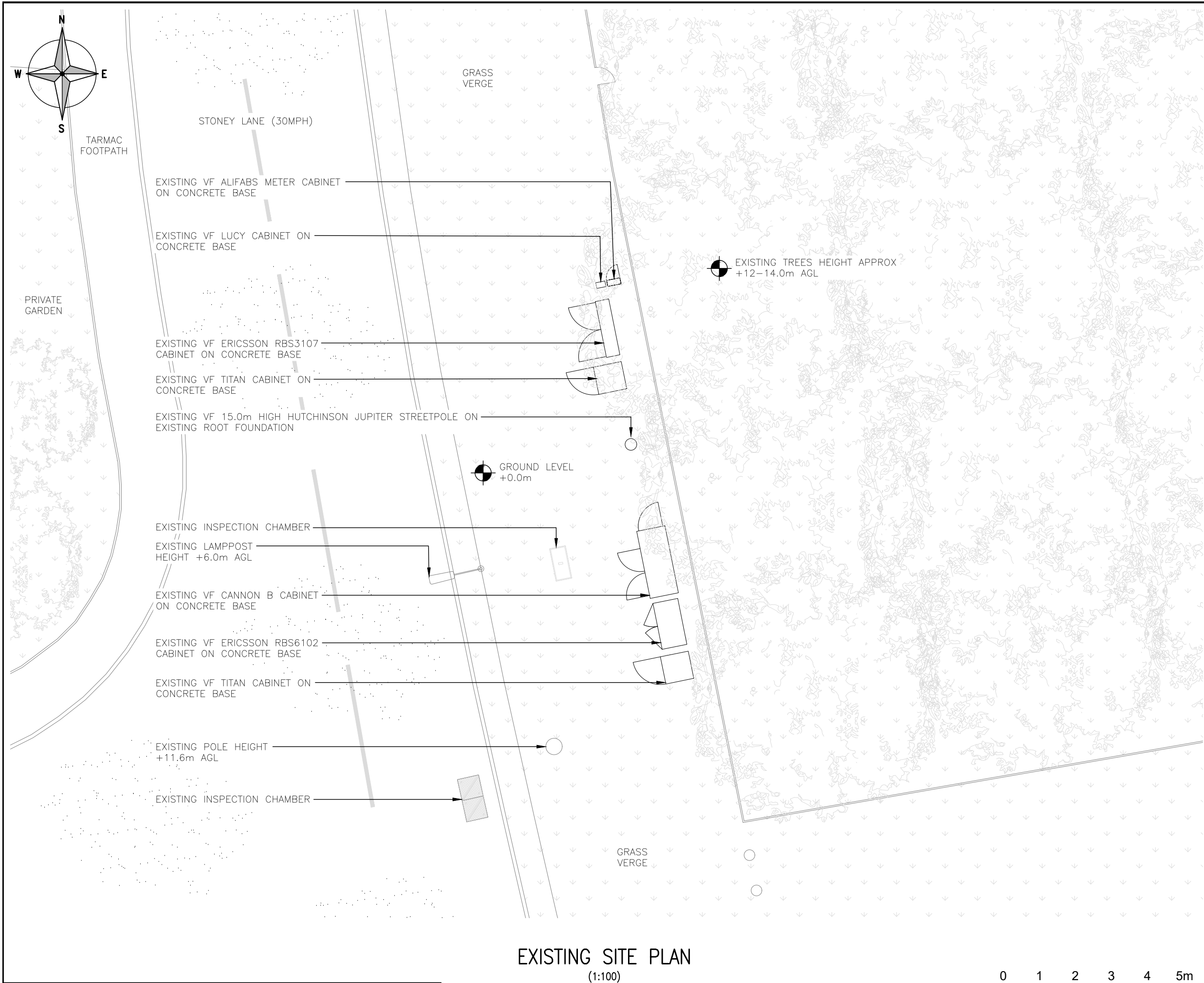
Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

vodafone

Cell Name		Opt.
FIELDRIDGE SW		A
Cell ID No		
CORNERSTONE	VMO2	VMO2
13071121	—	47203
Site Address / Contact Details		
FIELDRIDGE INTERSECTION STONEY LANE NEWBURY RG14 2NG		
Drawing Title: SITE LOCATION MAPS		
Purpose of issue: PLANNING		Dwg Rev:
Drawing Number: 100		A
Surveyed By: RSD	Original Sheet Size: A3	Pack Issue:
Drawn: FPD	Date: 30.09.22	Checked: RWB
	Date: 30.09.22	A

The drawings comply with VMO2 & VF Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0009.

SDNT0005 Version 2.2



The drawings comply with VMO2 & VF Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0009.

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 448547

N: 168276

NOTES:

A	Issued for Approval	FPD	RWB	30.09.22
REV	MODIFICATION	BY	CH	DATE

WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF
Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

Cell Name		Opt.
FIELDRIDGE SW		A
Cell ID No		
CORNERSTONE	VMO2	VMO2
13071121	-	47203

Site Address / Contact Details

FIELDRIDGE INTERSECTION
STONEY LANE
NEWBURY
RG14 2NG

Drawing Title:

EXISTING SITE PLAN

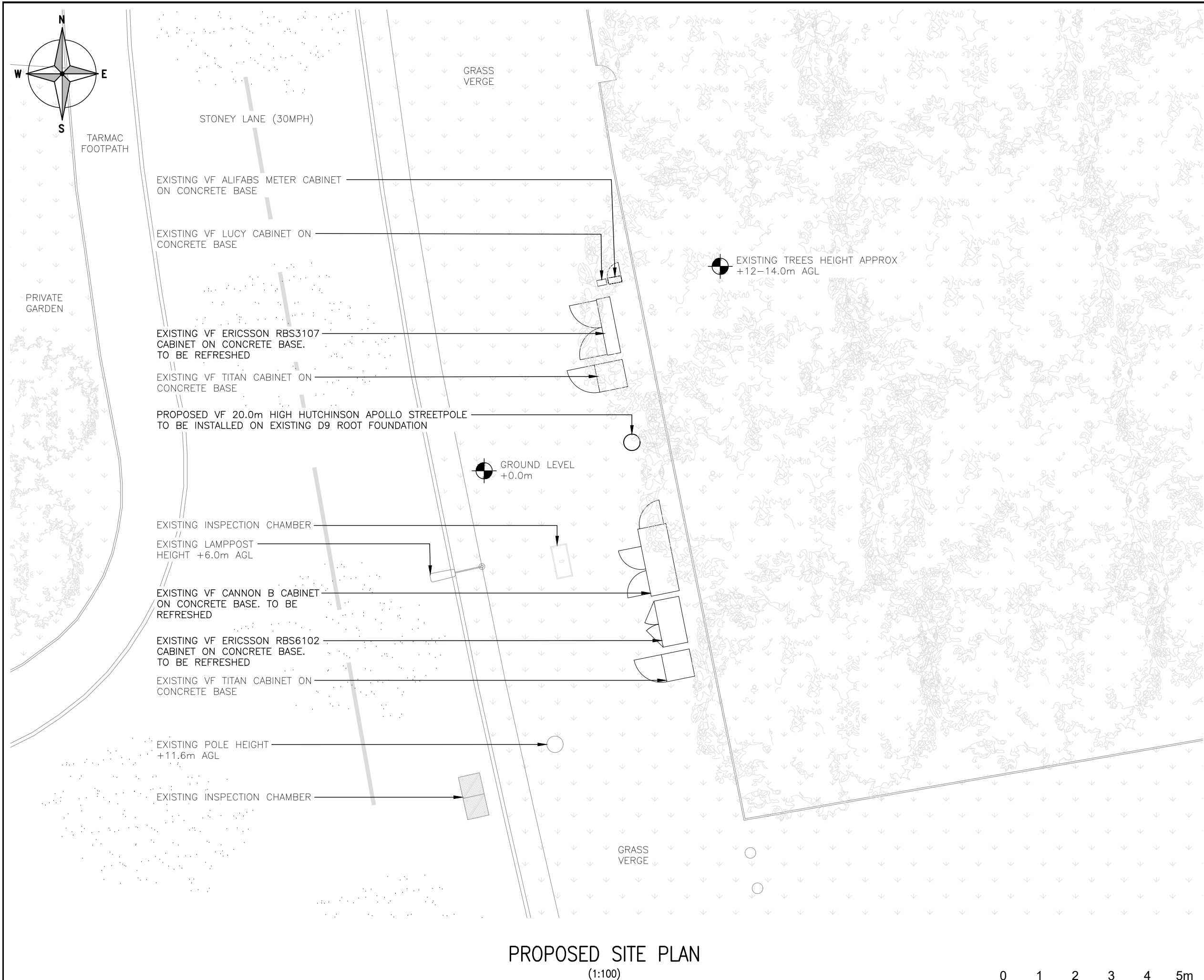
Purpose of issue:	PLANNING	Dwg Rev:		
Drawing Number:	200	A		
Surveyed By:	RSD	Original Sheet Size:		
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Drawn:	Date:	Checked:	Date:	Pack Issue:
FPD	30.09.22	RWB	30.09.22	A

012345m

1:100

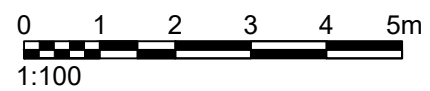
The drawings comply with VMO2 & VF Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0009.

SDNT0005 Version 32



PROPOSED SITE PLAN
(1:100)

The drawings comply with VMO2 & VF Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0009.



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE


N.G.R

E: 448547


N: 168276

NOTES:

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REV	MODIFICATION	BY	CH	DATE



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Cell Name		Opt.
FIELDRIDGE SW		A
Cell ID No		
CORNERSTONE	VMO2	VMO2
13071121	-	47203

Site Address / Contact Details

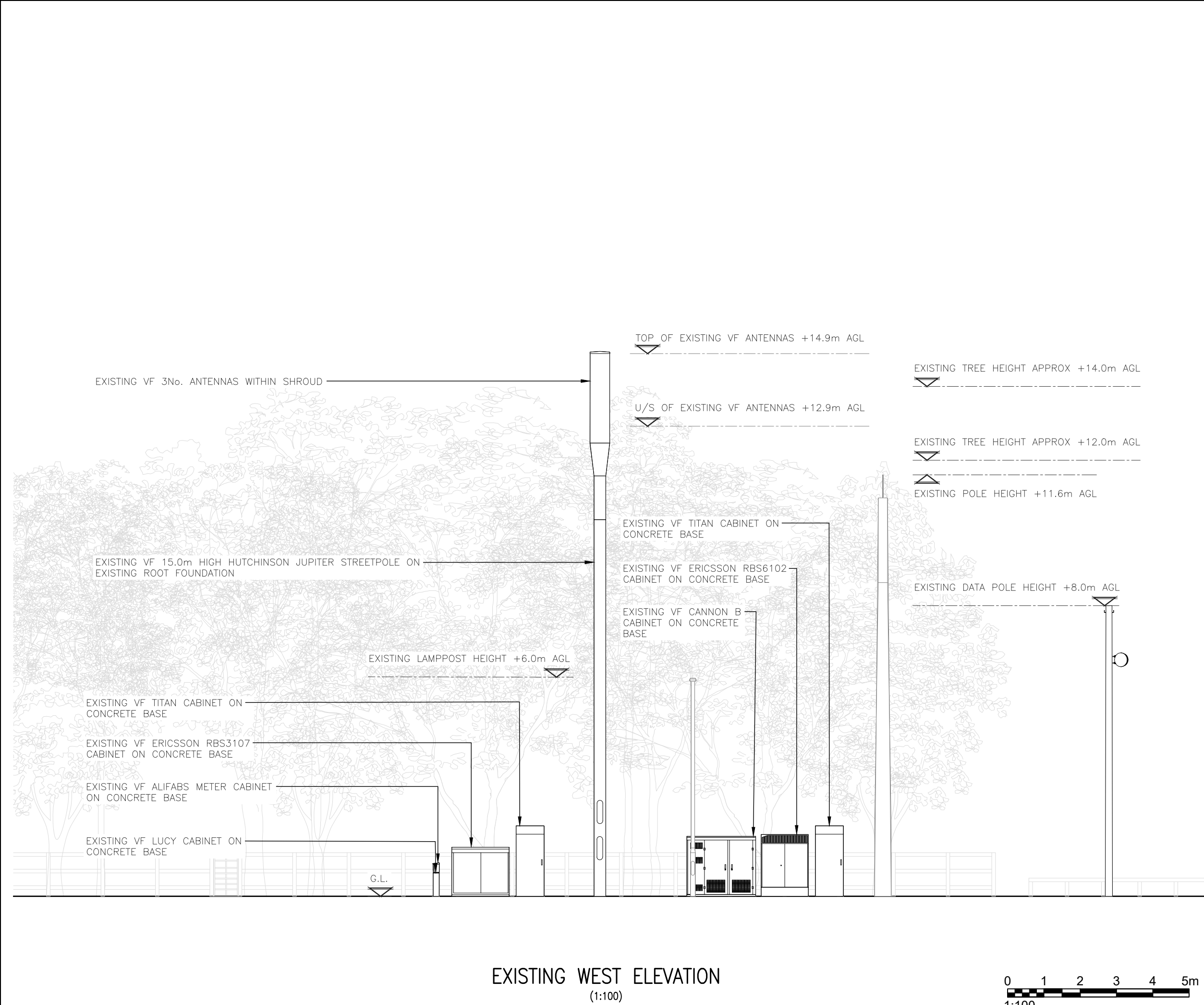
FIELDRIDGE INTERSECTION
STONEY LANE
NEWBURY
RG14 2NG

Drawing Title:
PROPOSED SITE PLAN

Purpose of issue: PLANNING		Dwg Rev:
Drawing Number: 201		A
Surveyed By: RSD	Original Sheet Size: A3	Pack Issue:
Drawn: FPD	Date: 30.09.22	Checked: RWB
	Date: 30.09.22	A

SDNT0005 Vers 2.2

24



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE


N.G.R

E: 448547


N: 168276

NOTES:

A	Issued for Approval	FPD	RWB	30.09.22
REV	MODIFICATION	BY	CH	DATE



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Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758



Cell Name		Opt.
FIELDRIDGE SW		A
Cell ID No		
CORNERSTONE	VMO2	VMO2
13071121	-	47203

Site Address / Contact Details

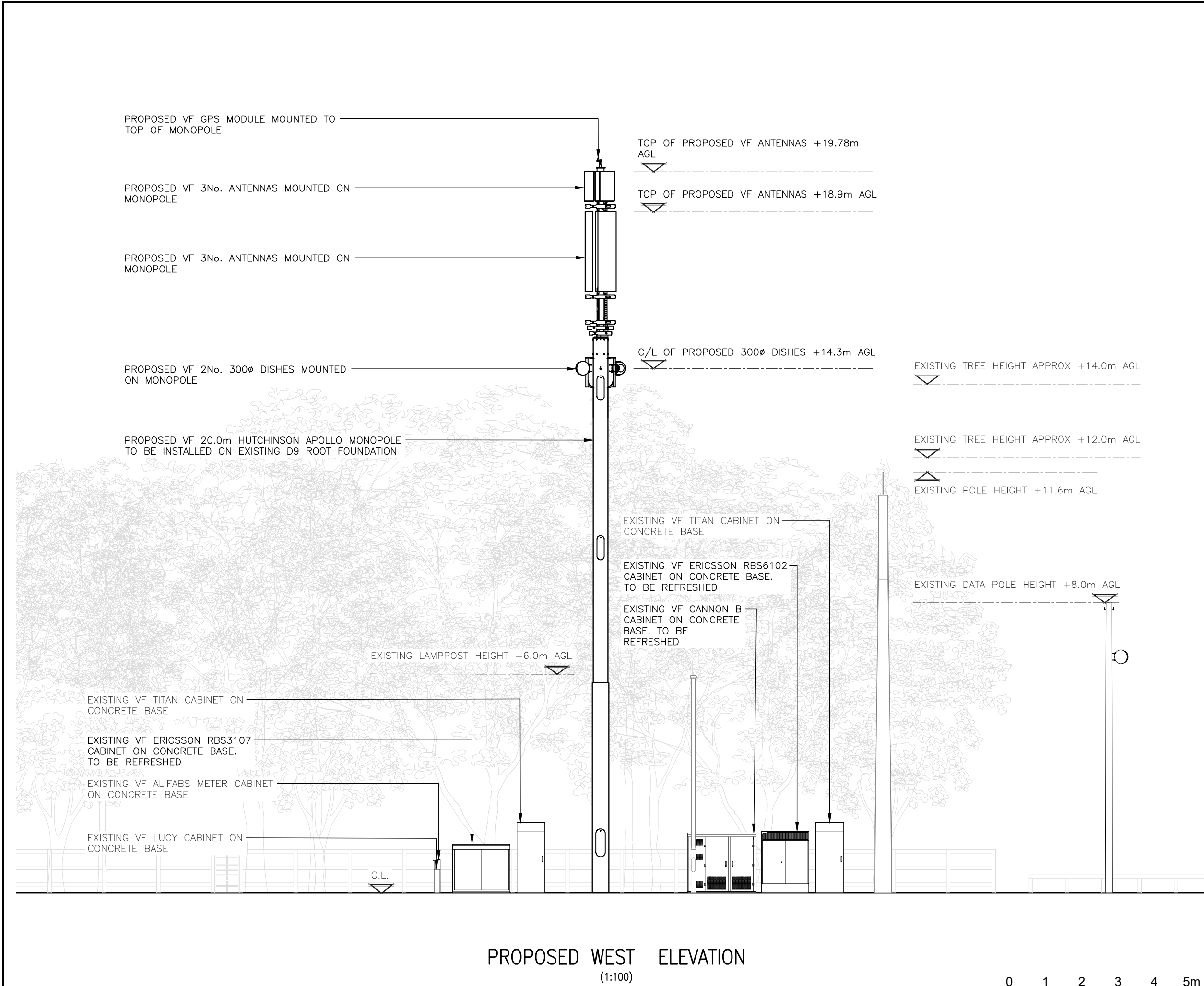
FIELDRIDGE INTERSECTION
STONEY LANE
NEWBURY
RG14 2NG

Drawing Title:
EXISTING SITE ELEVATION

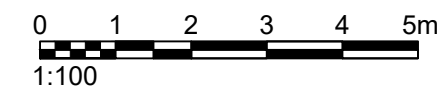
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PLANNING		
Drawing Number:		A
300		
Surveyed By:	Original Sheet Size:	Pack Issue:
RSD	A3	
Drawn:	Date:	Checked:
FPD	30.09.22	RWB
		Date:
		30.09.22
		A

SDNT0005 Vers 2.02

20



The drawings comply with VMO2 & VF Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0009.



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE


N.G.R

E: 448547


N: 168276

NOTES:

A	Issued for Approval	FPD	RWB	30.09.22
REV	MODIFICATION	BY	CH	DATE



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Cell Name		Opt.
FIELDRIDGE SW		A
Cell ID No		
CORNERSTONE	VMO2	VMO2
13071121	-	47203

Site Address / Contact Details

FIELDRIDGE INTERSECTION
STONEY LANE
NEWBURY
RG14 2NG

Drawing Title:
PROPOSED SITE ELEVATION

Purpose of issue:		Dwg Rev:
PLANNING		A
Drawing Number:		
301		
Surveyed By:	Original Sheet Size:	Pack Issue:
RSD	A3	
Drawn:	Date:	Checked:
FPD	30.09.22	RWB
		Date:
		30.09.22
		A

SDNT0005 Vers 2.02

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 24th of October 2022.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officers report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – 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.
	Presentation: WBC about the licencing issues around the Draft Hackney Carriage and Private Hire Licensing Policy 2022-2027, and also ways to encourage green business opportunities.
	Presentation: WBC Enforcement on the requirements that need to be met for the issuing of Section 215's.
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
	Updates on ongoing items.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO