

06/07/2022.

**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 11/07/2022 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:

<https://us02web.zoom.us/j/81820669304?pwd=NWtVOXo4RIBlWWZMb1NOZHNPbXdtUT09>

Meeting ID: 818 2066 9304

Passcode: 826609

Yours sincerely,

**Darius Zarazel**

**Democratic Services Officer**

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**1. Apologies**

*Democratic Services Officer*

**2. Declarations of Interest and Dispensations**

*Chairperson*

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

**3. Minutes (Appendix 1)**

*Chairperson*

**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 20/06/2022 (already circulated).

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

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

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 08/07/2022.

Town Hall, Market Place, Newbury, RG14 5AA

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we can all be proud of.

**5. Members' Questions and Petitions**

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 08/07/2022.

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

*Chairperson*

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

**7. Schedule of Licensing Applications (Appendix 3)**

*Chairperson*

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

**8. 'Hedgehog Highways' as a Planning Requirement (Appendix 4)**

*Chairperson*

**8.1 To resolve** to adopt a policy of requiring hedgehog friendly fencing in all housing developments.

**8.2 To resolve** to lobby West Berkshire Council to make Hedgehog friendly fencing a specific condition of the granting of planning permission for housing developments and look to get the need for hedgehog highways identified in the Local Plan.

**9. Preapplication consultations: Proposed Telecommunications Development**

*Chairperson*

**To comment** on the preapplication consultations:

**9.1** 5G telecommunications apparatus on Kiln Road, Newbury, West Berkshire, RG14 2HE (E: 447809 N: 168081) **(Appendix 5.1)**

**9.2** 5G telecommunications apparatus on Greenlands Road, Greenham, Newbury, West Berkshire, RG14 7JS (E: 447775 N: 166051) **(Appendix 5.2)**

**9.3** 5G telecommunications apparatus on Turnpike Road, Newbury, West Berkshire, RG14 2ND (E: 448581 N: 168011) **(Appendix 5.3)**

**10. Update on Newbury's Neighbourhood Development Plan**

*Chairperson*

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

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

*Chairperson*

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

**12. To Affix the Council's Seal**

*Chairperson*

**To resolve** that the Council signs and seals the lease of land at Lock Island.

**13. Forward Work Programme for Planning & 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 in the Council Chamber, Newbury Town Council, Town Hall, Market Place,  
Newbury  
20/06/2022 at 7:30pm/10:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy Chairperson); Jo Day; Roger Hunneman; Pam Lusby Taylor; David Marsh; and Jon Gage

**In Attendance**

Darius Zarazel, Democratic Services Officer (DSO)

**16. Apologies**

Apologies were received from Councillors Billy Drummond, Tony Vickers, Phil Barnett, Vaughan Miller, Jeff Beck, and Andy Moore who is substituted with Councillor Jon Gage.

**17. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillor David Marsh is also a Member of West Berkshire Council, which is declared as a general interest on his behalf and a dispensation is in place to allow him to partake in discussions relating to West Berkshire Council business.

**18. Minutes**

**18.1 Proposed:** Councillor Gary Norman

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 30/05/2022, be approved, and signed by the Chairperson.

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

- A) On Councillor Roger Hunneman's member's question about the West Berkshire Council (WBC) inspection of 'A boards', the relevant WBC team responded, reporting that the last walked inspection of Newbury Town Centre was completed on Wednesday the 8<sup>th</sup> of June 2022, with the next inspection scheduled for early next month. If Councillors believe any specific boards are causing an obstruction, WBC would be happy to assess them.

- B) On Councillor Phil Barnett's member's question requesting that NTC provide information notices about the type of wildflowers in our wildflower meadows, the response from the Green Spaces Working Group was that there is already signage at City recreation ground relating to the species found at that site on an information panel. For Victoria Park however, it was noted that it is difficult to identify which species will be there year on year, but it was agreed to look to arrange wildflower walks which would be open to the public and hosted by a specialist who can identify the species present on a specific year.
- C) On Councillor Phil Barnett's supplementary member's question requesting that WBC also look into providing information notices about the type of wildflowers in their wildflower meadows, the WBC Grounds Maintenance team leader responded by saying that they are looking into this for the areas where there is suitable public access, such as Stroud Green and Bear Lane, but most of their other wildflower meadows are located on highway verges with no public access. They aspire to complete this within the year.

#### 19. Questions and Petitions from Members of the Public

Question received from Charles Garner:

*"Newbury Town Council's Strategy 2019-2024 states that the mission of the Council is 'Making Newbury a town we can all be proud of', and the first goal of this is to: 'Help make Newbury a unique, welcoming, safe & well cared for town'. Obviously, a key part of this is that pavements be safe, welcoming, and accessible by all of the public without obstruction.*

*Three years into this Strategy, this is the typical state of Newbury pavements - photos are viewable here: <https://tinyurl.com/ay9675ye>*

*So my question is: Is it the view of Newbury Town Councillors that the above goal has been achieved or not? In either case, will Councillors please explain in detail?"*

Response from the Chairperson:

"Thank you for this question. The first goal in Newbury Town Councils Strategy is to 'Help make Newbury a unique, welcoming, safe & well cared for town' and the Council will do everything in our power to make this the case.

However, as the responsibility for 'A-boards' lies with the local Highways Authority, West Berkshire Council, this question and the specific issue raised cannot be dealt with by this Town Council. I will therefore request that this

concern about A boards be forwarded onto the relevant WBC Officers with a response delivered directly to Mr Garner. In addition, as mentioned in the DSO's report on actions from the previous meeting, any A-boards which are causing an obstruction should be reported to the Highways Maintenance department of West Berkshire Council for their assessment and action."

Question received from Paula Saunderson:

1. *"Manor Park Field consultation*
  - a. *Has NTC requested, received and analysed the WBC Feasibility Study for this proposal before formulating your response tonight please?*
  - b. *Why has NTC chosen not to cascade information on this Consultation on its web site news and via its monthly Newsletter please?*
2. *LRIE Redevelopment*
  - a. *Has NTC had a presentation from the Project Manager – Katharine Makant - in readiness for tonight's discussion?*
  - b. *Under the NPPF, the site will need to be assess for the Sequential & Exception Tests for Flood Risk as large parts of are within Flood Zones 3&2, so does the Council know whether these have already been conducted and if not when in the Project cycle are they scheduled for, please?*
  - c. *The Natural England Nutrient Neutral Directive for waterbody - GB106039023220 - Lambourn (source to Newbury) - covers a large part of the LRIE RE-development site, therefore does NTC know how this will affect the progress with the site?*
  - d. *I would like NTC to support the de-culverting of the Northbrook Stream, which is now subject to quite a few pollution events, and other LPAs have strong policies to De-culver Ordinary Watercourse so please can NTC consider this Proposal?"*

Response from the Chairperson:

"Thank you for these questions, I will answer them in order:

1. On the WBC Manor Park Sports Pitch Consultation:

- 1.a NTC is considering what WBC has presented in the form of their public consultation and will formulate our response to this consultation during item 7 on this meeting's agenda based on that information.
- 1.b NTC has publicised this WBC consultation on both the NTC Twitter and Facebook accounts, as well as having this as an item on the agenda for the P&H Committee meeting for the 30<sup>th</sup> of May and this meeting on

the 20<sup>th</sup> of June – both of which are publicly available. We believe that this is a sufficient level of publicity as this is not a NTC consultation. If NTC did run a consultation, it would follow our ‘Consultation and Engagement Policy’, available on the [NTC website](#).

2. On the London Road Industrial Estate

- 2.a As of this meeting, NTC has not received a presentation from WBC Officers on the newly approved WBC plans for the LRIE redevelopment. If members would like to arrange this, it can be discussed during item 15 on this agenda – the ‘Forward Work Programme’.
- 2.b and 2.c As both of these questions are of a technical matter relating to WBC owned land, I will request that the DSO forward them onto WBC with a response delivered directly to Ms Saunderson.
- 2.d Whenever the Council receives these proposals it will be considered, and a response formulated.”

**20. Members’ Questions and Petitions**

Question received from Councillor Jon Gage:

*“Members may be aware there is currently a national petition calling on the Ministry of Housing and Planning to ensure all new housing developments include ‘hedgehog highways’ – a 13cm hole in the bottom of a fence that allows hedgehogs to move freely between gardens to find food and a mate. This very simple low cost change to planning requirements can have a significant impact in helping reverse the decline of British hedgehog populations.*

*Will this council adopt a policy of looking to ensure that all housing developments that are reviewed by this committee incorporate hedgehog friendly fencing. Will the council also be willing to lobby West Berkshire planning department to make such fencing a specific condition of planning being granted for housing developments and look to get the need for hedgehog highways identified in the local plan.”*

Response from the Chairperson:

“Thank you for this question and highlighting this issue for the Council to consider. As this would be a policy decision, and this Council makes its decisions through resolution of Committees and has no members with executive authority, I will request that this be raised during item 15 on this agenda – the ‘Forward Work Programme’. It is during this item where the Committee will be able to discuss their opinion about including this as a

standalone agenda item for the next P&H Committee meeting on the 11th of July 2022, at which point it can be debated, and if agreeable to the Committee, resolved to adopt this policy.”

**21. Schedule of Planning Applications**

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

It was agreed to request that the Planning Authority require that proposed and existing plans be present in the same document rather than two documents, as is common. This requested for greater ease of access.

**22. West Berkshire Council Proposed Sports Pitch at Manor Park Recreation Ground, Stoney Lane, Newbury, RG14 2NG**

**Proposed:** Councillor David Marsh

**Seconded:** Councillor Jo Day

**Resolved:** That the Council strongly objects to the proposed Manor Park Sports Pitch and to send the following response to WBC:

“Newbury Town Council have an interest in any proposal for Manor Park as the left section of this site falls within our Parish boundary, in the Clay Hill Ward, and the residents affected (in both a positive and negative way) would likely reside in Newbury.

The Council has resolved to strongly object to this proposal for the following reasons:

- The park is currently enjoyed by residents as a place for casual recreation activities.
- The site forms part of an important natural part of the sustainable drainage system for the Clay Hill Ward of Newbury and this development could potentially cause an increased flood risk for the local residents – specifically the proposals for up to 30 parking spaces.
- The proposed toilet block might attract anti-social behaviour.
- It is not the right sight to attract residents from across West Berkshire.
- This development would compound the effects of the large Coley Farm development.
- There is a lack of adequate information regarding the extent of the work needed to complete the project. For example, the details

involving the earth and drainage works should be expanded upon and provided as part of the consultation documents.

- That there would be negative environmental impacts resulting from the levelling of the ground for the sports pitch.
- And that Cold Ash Parish Council also objects to this Sports Pitch.

In addition, the Council would like clarification as to whether this site is being proposed as a replacement for the loss of a grass pitch at the Newbury Rugby Club. If so, the council would like this information to also be included as part of the consultation. Furthermore, the Council would like to be informed about what other sites were considered by WBC for sports pitches, and specifically why this site at Manor Park was chosen over them, beyond the fact that it is owned by WBC.

The Council was also invited to put forward other sites where we believe additional sports pitches could be provided. These sites include:

- 1) The Faraday Road Football Ground (already owned by WBC)
- 2) The Facilities at Trinity School"

## **23. Updates on Section 215 of the Town and Country Planning Acts**

**23.1** The Committee received and noted the status of the buildings and lands on the Councils Section 215 list.

Specifically, the area at the Newbury Railway Station from the ticket office to Cheap Street was noted as being in a bad state.

In addition, it was agreed that dates would be added to the actions for each item.

It was agreed to invite WBC Enforcement to present to the Committee on what standard would meet the level needed for the issuing of a Section 215.

**23.2 Proposed:** Councillor David Marsh

**Seconded:** Councillor Nigel Foot

**Resolved:** That the vacant property on Kingsbridge Road be added to the Council's Section 215 table of building and lands which are considered to be injurious to the amenity to the area.

Items where enforcement action could be taken but do not fall into the category of Section 215's (such as incomplete developments) were recommended to be forwarded onto the DSO where they can be brought to the attention of WBC Enforcement.



**24. Notification of Local Public Inquiry into Donnington Square Claimed Public Footpath**

**24.1 Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jo Day

**Resolved:** That the Council supported the inclusion of the public footpath in the definitive map.

**24.2 Proposed:** Councillor Jon Gage

**Seconded:** Councillor Jo Day

**Resolved:** That Councillor Nigel Foot be nominated as NTC's representative to the public inquiry on the Donnington Square Claimed Public Footpath on the 15<sup>th</sup> of November 2022, if available.

**25. Update on the Enterprise Car Club in West Berkshire**

The Committee received and noted the progress update for the Enterprise West Berkshire Car Club and agreed to send the following comments to the relevant WBC Officer in response:

- Are there any targets set for car club membership or usage?
- The Council would like much more publicity and public awareness in this scheme from WBC, possibly in conjunction with Enterprise.
- The Council would like the Car Club included as a required contribution from developers in new planning applications.

The Council also expressed a desire to continue receiving these updates.

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

The Committee received and noted the minutes of the last CCWG meeting on the 14<sup>th</sup> of June 2022 and agreed with the Working Group that more basic services are needed for boaters.

It was agreed to write to WBC saying that Canal Corridor Working Group was disappointed that WBC was not represented at their last meeting and would like to see them at the next meeting.

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

The Committee received and noted a report on the minutes of the last TCWG meeting on the 15<sup>th</sup> of June 2022. Key information included that WBC have hired consultants to look at phasing The Wharf and that they are looking to get funds from the Shared Prosperity Fund.

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

The Committee received an update about future site visits and WAP Committee meetings.

It was agreed to ask Councillor Tony Vickers about clarification of the status of the Eagle Quarter application with the WAP Committee.

**29. Larger Planning Applications**

The Committee discussed the arrangements for how the Councillors will deal with large planning applications – applications with lots of associated documents.

It was agreed that larger applications will be highlighted for the DSO who will ask the relevant WBC Case Officer for more information and clarification as to what the application is asking.

In addition, the DSO was requested to write to WBC to inquire about applications requiring a schedule of amendments/key information in all larger applications.

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

The Committee agreed to add the following item(s) to the Forward Work Programme:

- Hedgehog Highways as a requirement in planning applications

**There being no other business, the Chairperson declared the meeting closed at 21:27 hrs.**

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

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

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
20/06/2022**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.	<p>Objection based on:</p> <ol style="list-style-type: none"> <li>1) Potential Access issue on Deadman's Lane.</li> <li>2) The removal of too many mature trees.</li> <li>3) The overdevelopment of the area.</li> </ol> <p>Cllr Gary Norman abstained.</p>	Adjacent Parish	<a href="#">21/00636/OUTMAJ</a>	Premier Inn, Pinchington Lane, Newbury, RG14 7HL, for Whitbread Group PLC	<p>Outline planning application for up to 9 no. dwellings and all associated works. Matters to be considered Access, Layout and Landscaping.</p> <p><b>Amended:</b></p> <p>The main changes to the application include: 1) A Flood Risk Assessment and Drainage Strategy Report has been submitted (ref: P21-989 dated 12/4/22).</p> <p>2) The Landscape Strategy and Masterplan have been amended (document ref: P21-989 dated 12 April 2022 and drawing number 943-MP-01 Rev B) and an additional Landscape Strategy for Vegetation (drawing number 943-ST-01) have been submitted following the comments from the Tree Officer.</p>

					<p>3) The location plan has been amended to include all of the land within the application site including the highway verge on Deadmans Lane (drawing number AP01 Rev P4).</p> <p>4) The Proposed Housing Site Plan has been amended to include the highway verge along Deadmans Lane and additional proposed landscaping (drawing number AP03 Rev P7).</p> <p>5) An amended certificate has been submitted advising that the Highway Authority have been notified due to the change in the application site boundary to include the verge along Deadmans Lane.</p> <p><b>NTC Comment:</b>          “No objection. Cllr Jo Day abstained”          (13/09/2021)</p>
2.	No objection subject to the Tree Officer’s recommendations.	Clay Hill	<a href="#">22/01216/HOUSE</a>	56 Two Rivers Way, Newbury, RG14 5TE, for Mr & Mrs Harbud	Side extension to create new garage to include additional bedroom in roof space created and conversion of existing garage to habitable space with internal alterations. Tree

					pruning to nearby tree in accordance with arborculturalist report submitted.
3.	No objection.  Comment: The block plans shows a rear extension ('family room') but this is not mentioned in the application description. Could clarification about this be provided?	Clay Hill	<a href="#">22/01279/HOUSE</a>	33 Hopwood Close, Newbury, RG14 2PG, for Mr T. Fu	Front Porch (3mx2m).
4.	No objection.	Clay Hill	<a href="#">22/01352/ADV</a>	Unit 1, 125 London Road, Newbury, RG14 2BX, for Salvation Army Trading Company Ltd	(i) Installation of 4No. illuminated fascia signs (ii) Installation of 5No. non-illuminated fascia signs.
5.	No objection.	East Fields	<a href="#">22/01305/HOUSE</a>	20 Westlands Road, Newbury, RG14 7JY, for Mr & Mrs Bluff	Retrospective Conversion of existing garage into habitable space incorporating single storey rear extension to incorporate utility space.
6.	No objection subject to Highways Officer's recommendations.	East Fields	<a href="#">21/01920/FUL</a>	Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	Alterations to existing access road and drive-thru.  <b>Additional Plans:</b> The main changes to the application include:

					<p>1) A Stage 1 Road Safety Assessment (RSA) has been undertaken and provided together with comments from the designer.</p> <p>2) The Proposed Site Plan has been amended to account for the results of the Stage 1 RSA.</p> <p><b>NTC Comments:</b>          “No objection”          (04/10/2021)</p> <p>“No objection subject to sufficient pedestrian access”          (23/08/2021)</p>
7.	No objection.	Wash Common	<a href="#">22/01246/HOUSE</a>	11 Bledlow Close, Newbury, RG14 6RX, for Mr D. Harrison	Conversion of integral garage to home office.
8.	No objection.	Wash Common	<a href="#">22/01368/HOUSE</a>	Little Russett, Kendrick Road, Newbury, RG14 6PW, for Mr & Mrs Bryne	Rear single story extension, with small two story extension, replacement of flat dormer to pitched on front elevation, window replacements throughout, relocation of main entrance, extension to garage roof to create

					dry standing open porch, and timber cladding to select areas of property.
9.	No objections subject to Conservation Officer's recommendation.	West Fields	<a href="#">22/01297/ADV</a>	16 Bartholomew Street, Newbury, RG14 5LL, for Mrs A. Ashokan	Paint/overlay existing signage on the front elevation of the building. Hand painted logo in red with black inner detail. 'Sushizen' proposed to be painted in white. Existing A1 menu board to be painted black and have a changeable printed menu displayed inside.
10.	No objections subject to Conservation Officer's recommendation.	West Fields	<a href="#">22/01298/LBC2</a>	16 Bartholomew Street Newbury West Berkshire RG14 5LL, for Mrs A. Ashokan	Listed Building Consent sought to support Advertisement Application for signage to the front of the building.
11.	No objection.  Comment: 1) The Council would like assurances that a viable echo circle be provided with this application.  2) The documents are difficult to interpret as to what is being applied for in the application.	West Fields	<a href="#">22/01151/FULEXT</a>	Former Newbury Bus Station, Market Street, Newbury, RG14 5DP, for Equans	Section 73a Variation of Condition 2 (Approved Plans) of previously approved application 16/00547/FULEXT: Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access

					arrangements, hard and soft landscaping and other ancillary development/infrastructure.
12.	We support this application.	West Fields	<a href="#">22/01392/HOUSE</a> & <a href="#">22/01393/LBC2</a>	5 Park Terrace, Newbury, RG14 1ED, for Mr K. Hanney	The proposed work comprises Installation of a first floor shower room to the rear box room. Recovering of the main roof (and installation of insulation) Recovering of the extension roof (and installation of insulation) Installation of cavity wall insulation to rear extension Re-render to front elevation Repairs to brickwork and repointing to rear elevation.



**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
11/07/2022**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.		Adjacent Parish	<a href="#">22/01235/RESMAJ</a>	Covered Reservoir, Bath Road, Speen, Newbury, for David Wilson Homes (Southern)	Application for Approval of Reserved Matters following Outline Approval <a href="#">17/02092/OUTMAJ</a> - [Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale.

2.		Clay Hill	<a href="#">22/01408/ADV</a>	London Road Retail Park, London Road, Newbury, RG14 2BP, for London Road Ltd	Minor amendments to existing Totem 01 and replacement of Totem 02.
3.		East Fields	<a href="#">22/01472/HOUSE</a>	21 Abbots Road, Newbury, RG14 7QW, for Mr & Mrs Wigley	Ground Floor rear extension and First Floor extension over garage with dormer windows.
4.		East Fields	<a href="#">22/01519/HOUSE</a>	27 Porchester Road, Newbury, RG14 7QH, for Mr & Mrs Osmond	Single storey rear extension to create open plan kitchen dining room to include alterations to Utility Room and WC and insert two rooflights to existing roof, side window to internal room.
5.		Wash Common	<a href="#">22/01415/HOUSE</a>	16 Highfield Road, Newbury, RG14 7AQ, for Mr M. Burroughs	To build a timber structure (gazebo) with no roof at side of corner plot property. Structure would include cedar batons between vertical posts. Structure would be adjacent to boundary with Wendan Road. Dimensions to be 4.5 meters (L) by 3.1 meters (W) by 2.5 meters (H).
6.		Wash Common	<a href="#">22/01479/HOUSE</a>	8 Glendale Avenue, Newbury, RG14 6RU, for Mr & Mrs Storey	Two-storey side extension, alterations to driveway and associated works.
7.		Wash Common	<a href="#">22/01512/HOUSE</a>	299 Andover Road, Newbury, RG14 6PS, for Mr & Mrs Letters	Raising of roof to expand existing first- floor accommodation. Alterations including rendered exterior and new windows.
8.		Wash Common	<a href="#">22/01488/HOUSE</a>	5 Heyward Gardens, Newbury, RG14 6AQ, for Mr & Mrs McCurtin	Section 73: Variation of condition 2 (Approved Plans) of previously approved application <a href="#">21/02942/HOUSE</a> : Section

					73: Variation of Condition 2 (Approved Plans) of previously approved application ( <a href="#">21/01571/HOUSE</a> ): Extension of existing kitchen dining area and conversion of existing garage to bicycle/BBQ store and utility room.
9.		Wash Common	<a href="#">22/01556/HOUSE</a>	11 Valley Road, Newbury, RG14 6ET, for Mr & Mrs Conlon	Proposed single storey rear extension replacing existing PVCu conservatory and single storey rear kitchen extension.
10.		West Fields	<a href="#">22/01402/HOUSE</a>	16 Salcombe Road, Newbury, RG14 6ED, for Mr & Mrs Cameron	Demolition of existing garage and erection of part two-storey, part single-storey side extension.
11.		West Fields	<a href="#">22/01430/ADV</a>	10 Bartholomew Street, Newbury, RG14 5LL, for Mr A. Goksel	1 Illuminated external signage fascia. 1 Projecting hanging sign.
12.		West Fields	<a href="#">22/01502/FULD</a> & <a href="#">22/01503/LBC2</a>	77 - 78 Northbrook Street, Newbury, RG14 1AE, for Munro Properties Ltd	Converting upper floors of 2 connected properties (of which no 77 is grade 2 listed) to provide 4 x 2 self contained flats with associated bin store and bike store. Adapting existing entrance to provide new entrance doors and pitched roof over. Adapting 2 rear windows at first floor level with glazed double doors over. Adapting 2 rear windows at first floor level with glazed double doors to access the existing roof terrace.
13.		West Fields	<a href="#">22/01506/LBC2</a>	Park Street Offices, Northbrook Court, Park	Installation of CCTV cameras to interior and exterior of curtilage-listed building.

				Street, Newbury, RG14 1EA, for Mathewson Waters Architects	
14.		West Fields	<a href="#">22/01560/FUL</a>	Bridge House 105B, Northbrook Street, Newbury, RG14 1AA, for Newbury Building Society	Replacement shopfront and renovation.

**Planning and Highways Committee Meeting  
Schedule of Licensing Applications  
11/07/2022**

<b>Resolutions</b>	<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>22/00671/LQN</b>	<b>Applicant:</b> Goat on the Roof	<b>Location:</b> 1 Bridge Street, Newbury, Berkshire, RG14 5BE  <b>Proposal:</b> Addition of off sales to existing supply of alcohol hours of 12:00 – 23:00 Addition of New Year’s Eve Seasonal Variation.

## **‘Hedgehog Highways’ as a requirement in new developments**

In response to a member’s question submitted by Councillor Jon Gage to the Planning & Highways Committee meeting on the 20<sup>th</sup> of June, it was agreed that a ‘Hedgehog highways’ agenda item be placed on this meeting’s agenda.

Councillor Gage’s full members question was as follows:

*“Members may be aware there is currently a national petition calling on the Ministry of Housing and Planning to ensure all new housing developments include ‘hedgehog highways’ – a 13cm hole in the bottom of a fence that allows hedgehogs to move freely between gardens to find food and a mate.*

*This very simple low cost change to planning requirements can have a significant impact in helping reverse the decline of British hedgehog populations.*

*Will this council adopt a policy of looking to ensure that all housing developments that are reviewed by this committee incorporate hedgehog friendly fencing. Will the council also be willing to lobby West Berkshire planning department to make such fencing a specific condition of planning being granted for housing developments and look to get the need for hedgehog highways identified in the local plan.”*

The above-mentioned national petition, named “[Help save Britain’s hedgehogs with ‘hedgehog highways’!](#)”, highlights the fact that the hedgehog population is decreasing in large part to them being fenced off into smaller areas – the total hedgehog population is estimated to be down 95% since the 1950’s. Therefore, this petition calls on the government to “make sure new housing developments include ‘hedgehog highways’ - a 13 cm hole in the bottom of a fence that allows hedgehogs to move freely between gardens to find food and find a mate.” This petition has now reached over 1.1 million signatories.

### **Resolutions:**

**To resolve** to adopt a policy of requiring hedgehog friendly fencing in all housing developments.

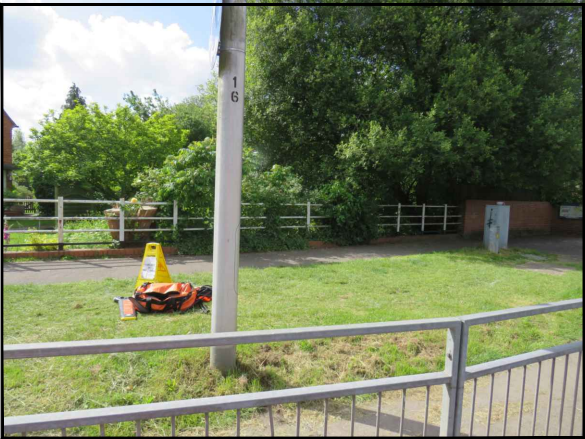
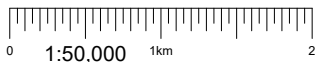
**To resolve** to lobby West Berkshire Council to make Hedgehog friendly fencing a specific condition of the granting of planning permission for housing developments and look to get the need for hedgehog highways identified in the Local Plan.



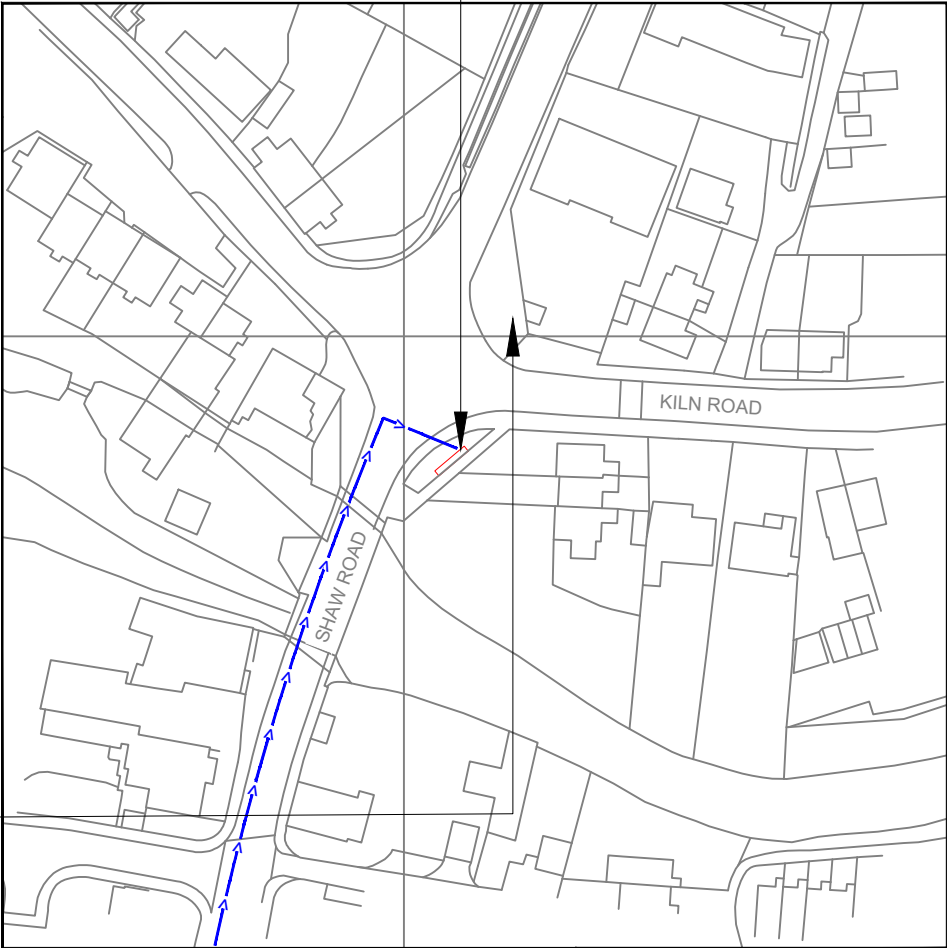


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SITE AREA PLAN

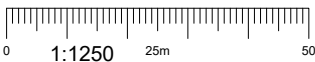


SITE PHOTOGRAPH



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE  
GOOGLE MAPS - <https://tinyurl.com/mtty88ad>  
STREETVIEW - <https://tinyurl.com/4mett5th>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

Directions To Site: -  
Leave M4 at junction 13 (Chieveley Services) heading south on A34.  
Continue on A34 for approx 1km then exit onto A339 towards Newbury. At first roundabout take the second exit, continuing on A339. At next roundabout take the first exit onto the B4009 (Shaw Road). Continue on Shaw Road for approx 500m until roundabout junction. Site can be found on right hand verge as you turn into Kiln Road.

A	Issued for Planning	SGD	RWB	21.06.22
REV	MODIFICATION	BY	CH	DATE

**CK Hutchison  
Networks (UK)  
Limited**  
450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:

**GBC**  
Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
[www.gbcservices.co.uk](http://www.gbcservices.co.uk)

Site Name: **KILN ROAD**

3UK Nominal ID: **WBE21800**

Address:  
**KILN ROAD  
NEWBURY  
BERKSHIRE  
RG14 2HE**

Title: **002 SITE LOCATION PLAN**

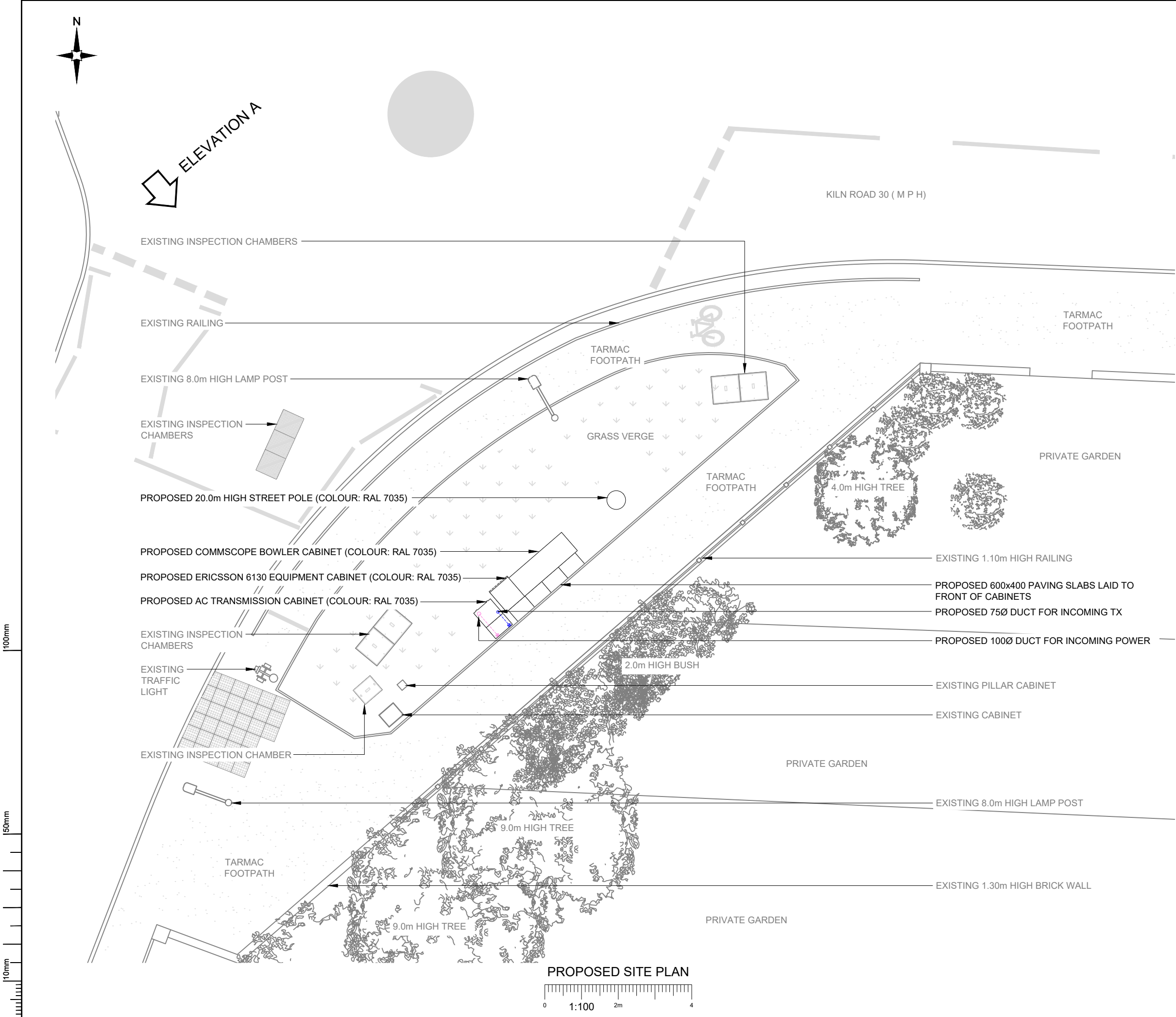
Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

MBNL/TM/H3G Cell ID:  
**WBE168/86378/RG6921**

Drawing No: **WBE21800\_WBE168\_86378\_RG6921\_GA\_REV A** Issue: **A**





NOTES:  
  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

A	Issued for Planning	SGN	RWB	21.06.22
REV	MODIFICATION	BY	CH	DATE

**CK Hutchison Networks (UK) Limited**

450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:  
  

**GBC**

Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
www.gbcservices.co.uk

Site Name:  

KILN ROAD

3UK Nominal ID:  

WBE21800

Address:  

KILN ROAD  
NEWBURY  
BERKSHIRE  
RG14 2HE

Title:  

215 PROPOSED SITE PLAN

Project:  

UNILATERAL SW

Purpose of Issue:  

PLANNING

MBNL/TM/H3G Cell ID:  

WBE168/86378/RG6921

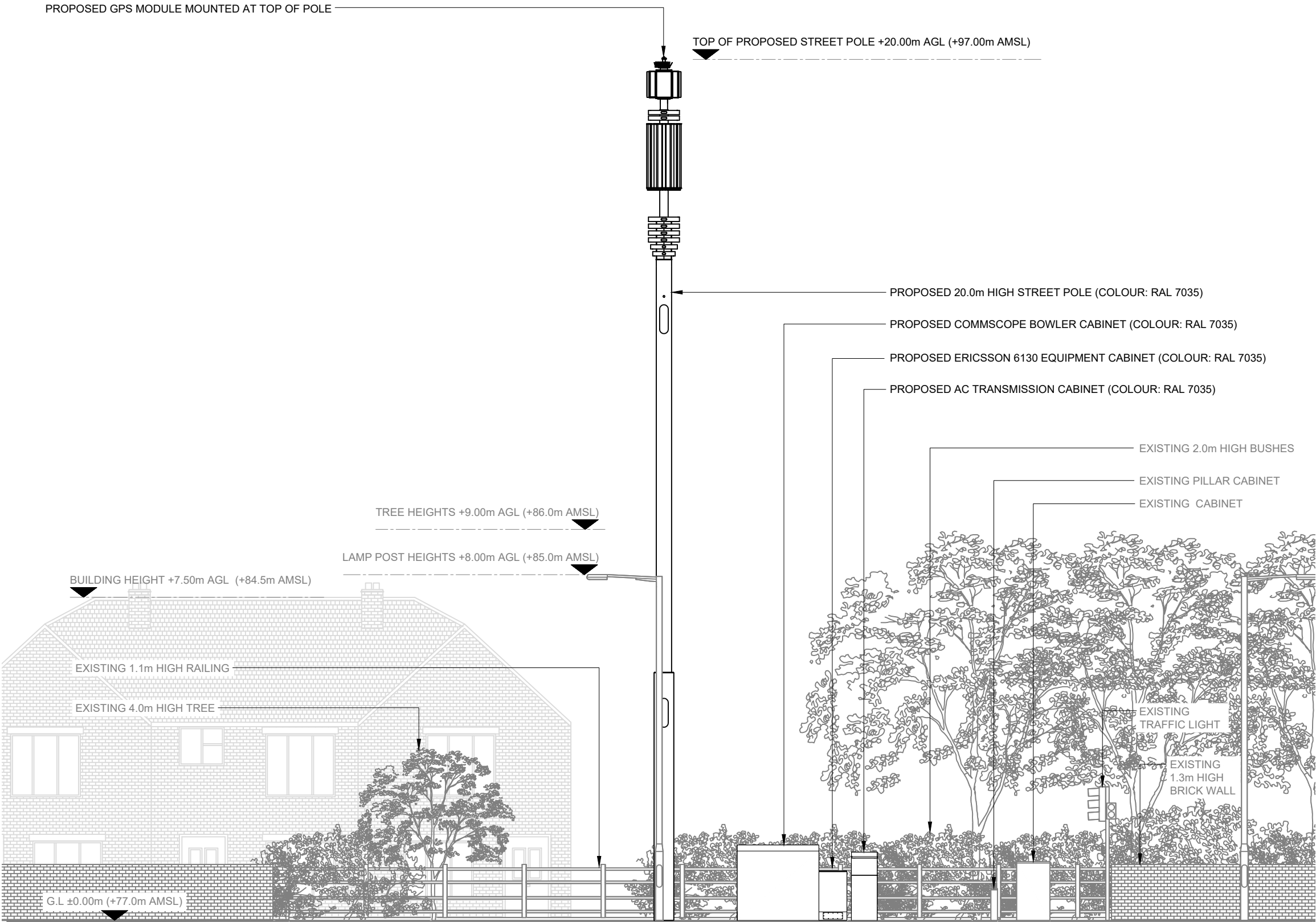
Drawing No:  
WBE21800\_WBE168\_86378\_RG6921\_GA\_REV A

Issue:  
A

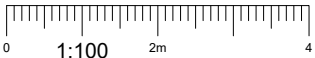


Antenna Aperture ID	Proposed 4G/5G Bearing
A1	320°
A2	320°
B1	80°
B2	80°
C1	200°
C2	200°

- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



PROPOSED SITE ELEVATION A



REV	MODIFICATION	BY	CH	DATE
A	Issued for Planning	SGN	RWB	21.06.22

**CK Hutchison  
Networks (UK)  
Limited**

450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications  
Lapwing House, Block 3 Forward Point,  
Ton House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
www.gbcservices.co.uk

Site Name: **KILN ROAD**

3UK Nominal ID: **WBE21800**

Address:  
**KILN ROAD  
NEWBURY  
BERKSHIRE  
RG14 2HE**

Title: **265 PROPOSED SITE ELEVATION**

Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

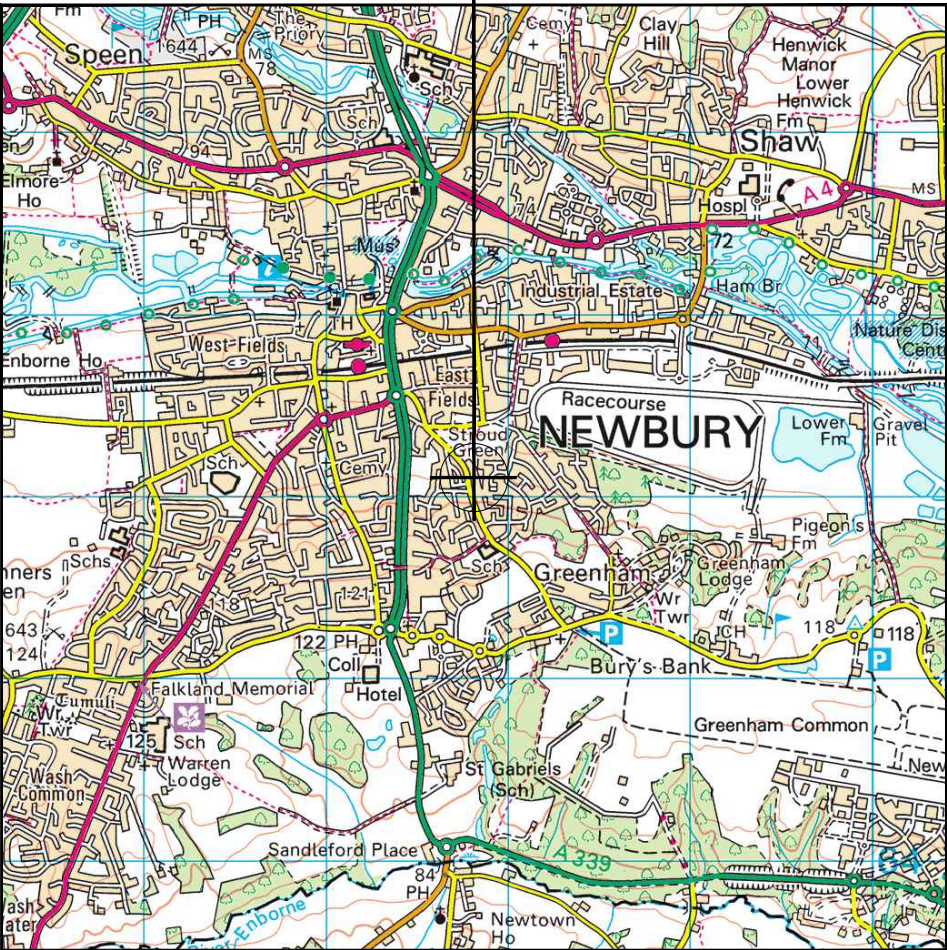
MBNL/TM/H3G Cell ID:  
**WBE168/86378/RG6921**

Drawing No: **WBE21800\_WBE168\_86378\_RG6921\_GA\_REV A**

Issue: **A**

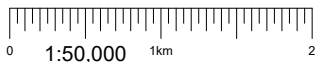


SITE LOCATION



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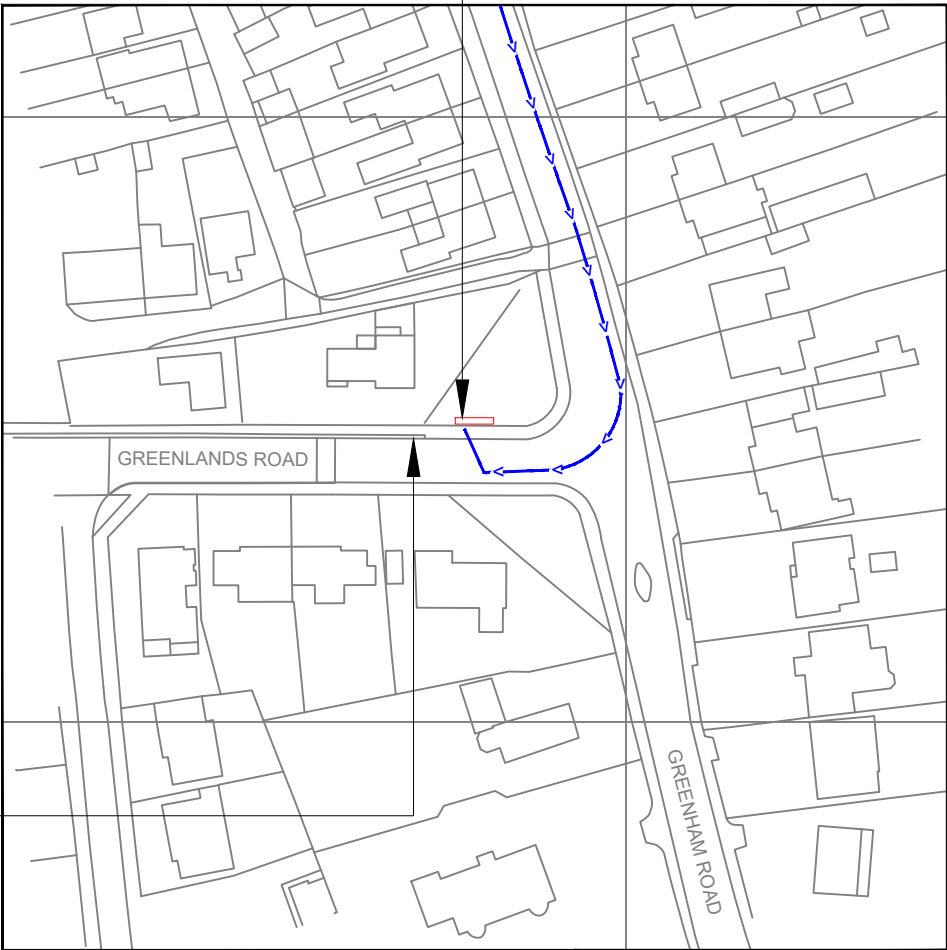
SITE AREA PLAN



SITE PHOTOGRAPH



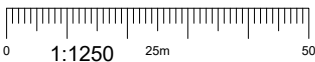
SITE LOCATION



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NGR E: 447775 N: 166051

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/2kveastd>

STREETVIEW - <https://tinyurl.com/2fbvrp35>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

Directions To Site: -  
Leave M4 at junction 13 (Chieveley Services) heading south on A34. Continue on A34 for approx 1km then exit onto A339 towards Newbury. At first roundabout take the second exit, continuing on A339. At next roundabout take the third exit continuing on A339. Continue to next roundabout and take the second ext (A339) (large Sainsburys store on left). At next roundabout take the first exit onto Greenham Road. At mini roundabout take second exit continuing on Greenham Road. Continue on Greenham Road for approx 1km until right hand turning onto Greenlands Road. Site can be found on verge (near phone box) as you turn into Greenlands Road.

A	Issued for Planning	SGD	RWB	21.06.22
REV	MODIFICATION	BY	CH	DATE

CK Hutchison  
Networks (UK)  
Limited

450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
[www.gbcservices.co.uk](http://www.gbcservices.co.uk)

Site Name: GREENLANDS ROAD

3UK Nominal ID: WBE21797

Address:  
  
GREENHAM  
NEWBURY  
BERKSHIRE  
RG14 7JS

Title: 002 SITE LOCATION PLAN

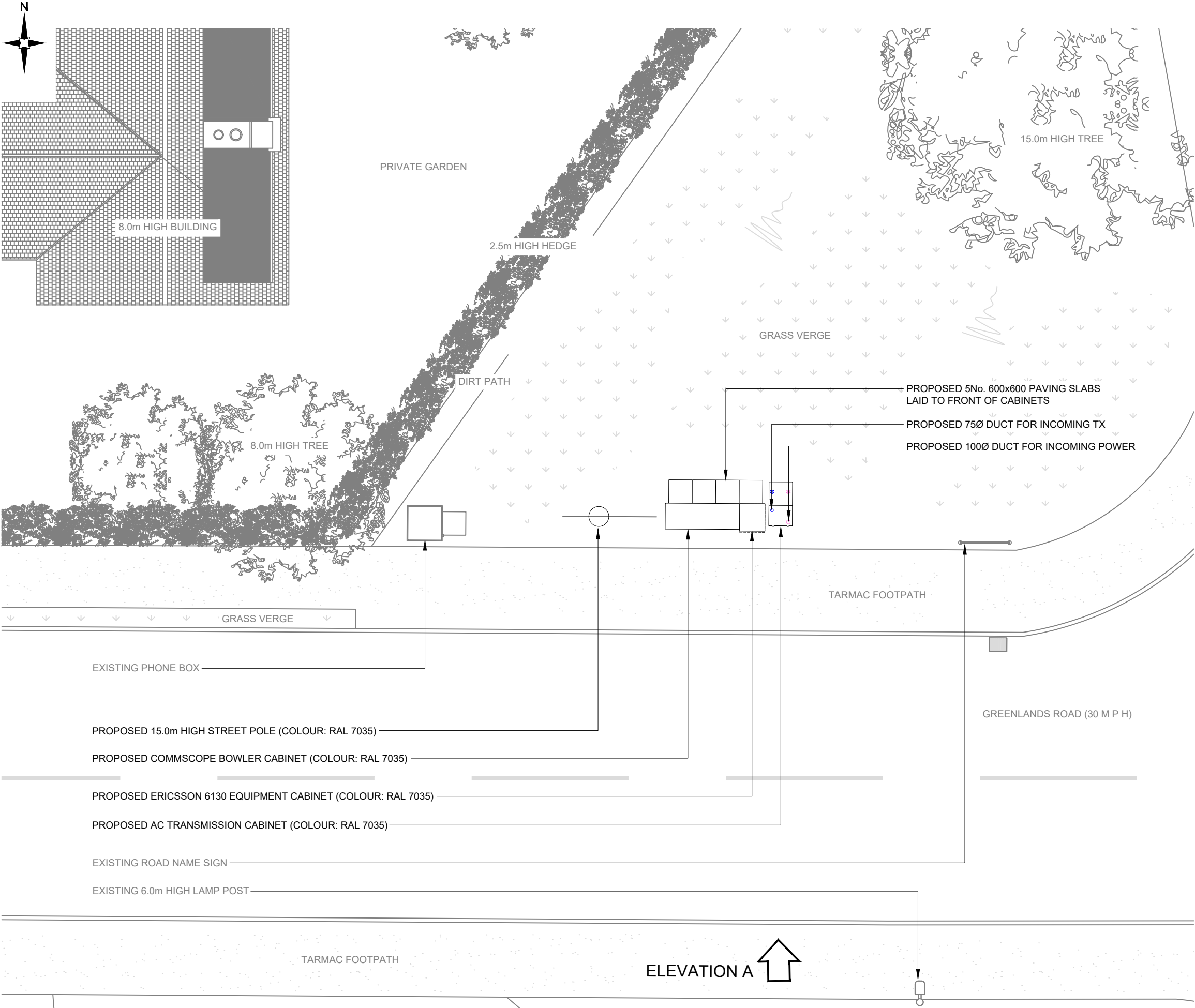
Project: UNILATERAL SW

Purpose of Issue: PLANNING

MBNL/TM/H3G Cell ID:  
WBE167/86375/RG6920

Drawing No: WBE21797\_WBE167\_86375\_RG6920\_GA\_REV A

Issue: A



NOTES:

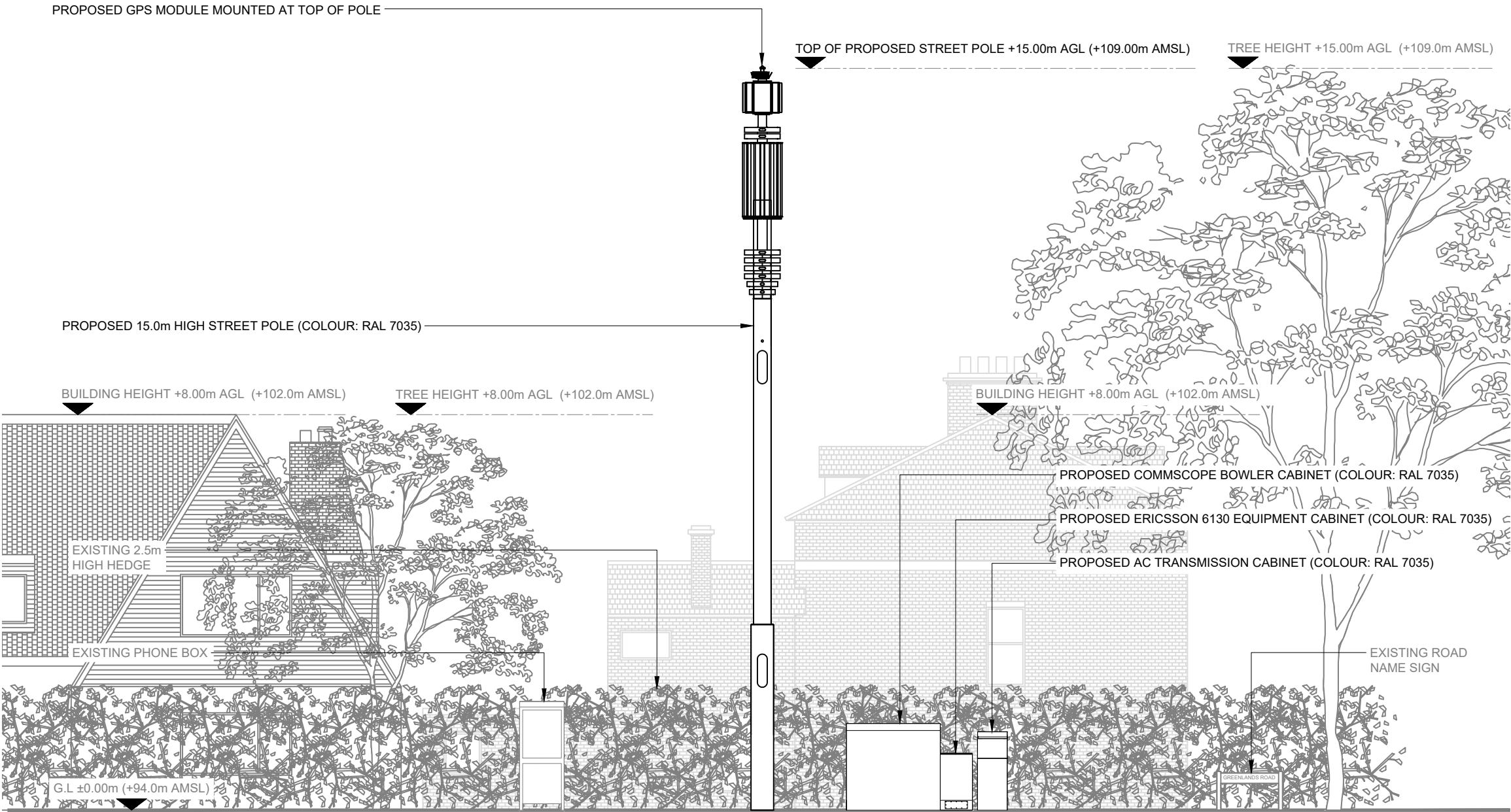
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

<



Antenna Aperture ID	Proposed 4G/5G Bearing
A1	60°
A2	60°
B1	180°
B2	180°
C1	300°
C2	300°

- NOTES:
- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



**CK Hutchison  
Networks (UK)  
Limited**

450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications  
Lapwing House, Block 3 Forward Point,  
Ton House Lane, Widnes, Cheshire, WA8 0SL  
t. 44 (0)151 420 4128  
www.gbcservices.co.uk

Site Name: **GREENLANDS ROAD**

3UK Nominal ID: **WBE21797**

Address: **GREENHAM  
NEWBURY  
BERKSHIRE  
RG14 7JS**

Title: **265 PROPOSED SITE ELEVATION**

Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

MBNL/TM/H3G Cell ID:  
**WBE167/86375/RG6920**

Drawing No: **WBE21797\_WBE167\_86375\_RG6920\_GA\_REV A**

Issue: **A**

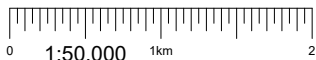


SITE LOCATION



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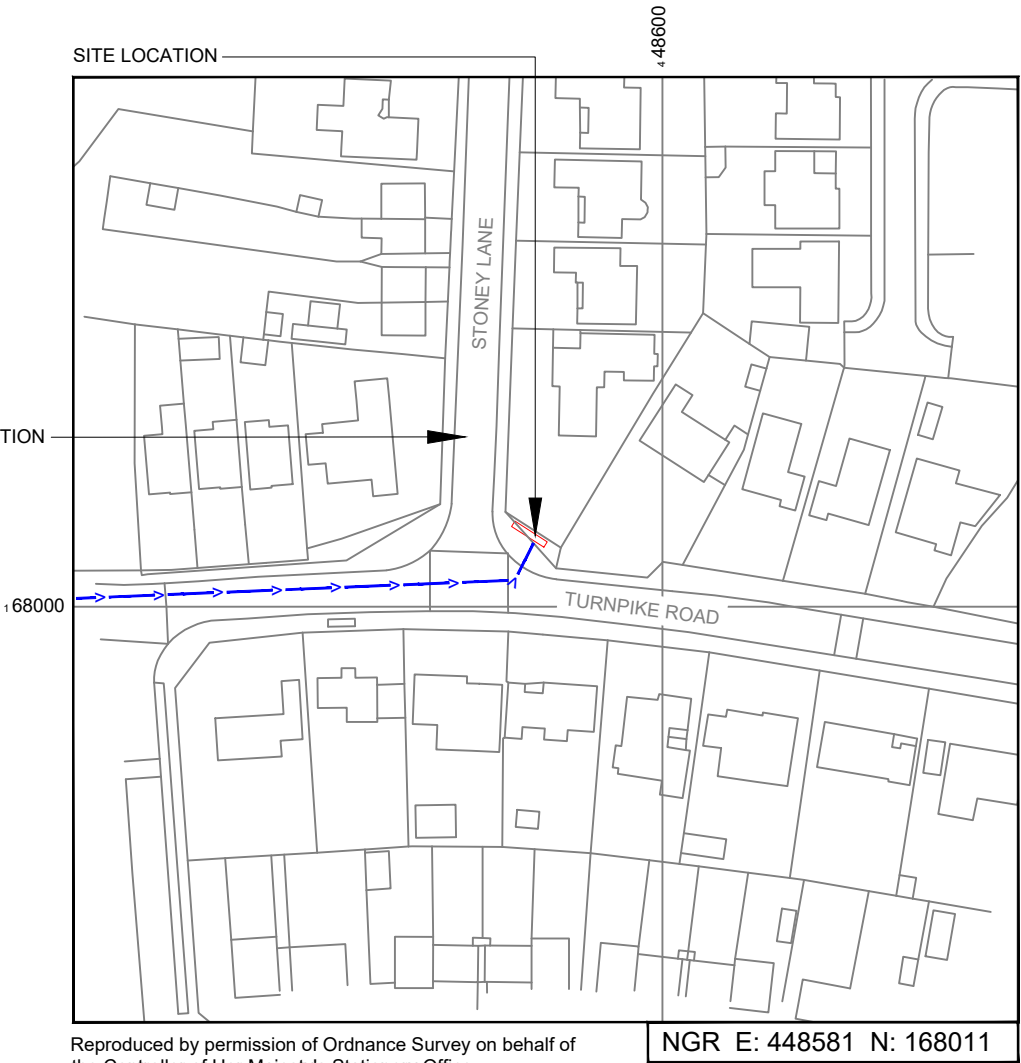
SITE AREA PLAN



SITE PHOTOGRAPH

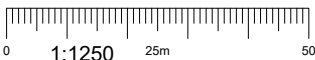


SITE LOCATION



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://tinyurl.com/czs4j2mt>

STREETVIEW - <https://tinyurl.com/2p8ueu4k>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

Directions To Site: -  
Leave M4 at junction 13 (Chieveley Services) heading south onto A339. Continue on A339 for approx 2km then exit onto A339. Continue on A339 to roundabout and take the second exit onto Western Avenue (A339). Continue to next roundabout and take the first exit onto the B4009. Continue for approx 1km to roundabout and take the first exit onto Kiln Road. At next roundabout take second exit, continue to mini roundabout, continue straight on (Kiln Road). Site can be located at next roundabout on left hand side on corner of Stoney Lane.

A	Issued for Planning	SGD	RWB	21.06.22
REV	MODIFICATION	BY	CH	DATE

CK Hutchison  
Networks (UK)  
Limited

450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
[www.gbcservices.co.uk](http://www.gbcservices.co.uk)

Site Name: TURNPIKE ROAD

3UK Nominal ID: WBE21726

Address: TURNPIKE ROAD  
NEWBURY  
BERKSHIRE  
RG14 2ND

Title: 002 SITE LOCATION PLAN

Project: UNILATERAL SW

Purpose of Issue: PLANNING

MBNL/TM/H3G Cell ID:  
WBE166/86360/RG6915

Drawing No: WBE21726\_WBE166\_86360\_RG6915\_GA\_REV A

Issue: A





NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

A	Issued for Planning	SGN	RWB	21.06.22
REV	MODIFICATION	BY	CH	DATE

CK Hutchison Networks (UK) Limited

450 Longwater Avenue,  
Green Park,  
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RG2 6GF

Design Consultant & Principal Contractor:

GBC

Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
www.gbcservices.co.uk

Site Name:

TURNPIKE ROAD

3UK Nominal ID:

WBE21726

Address:

TURNPIKE ROAD  
NEWBURY  
BERKSHIRE  
RG14 2ND

Title:

215 PROPOSED SITE PLAN

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

MBNL/TM/H3G Cell ID:

WBE166/86360/RG6915

Drawing No:

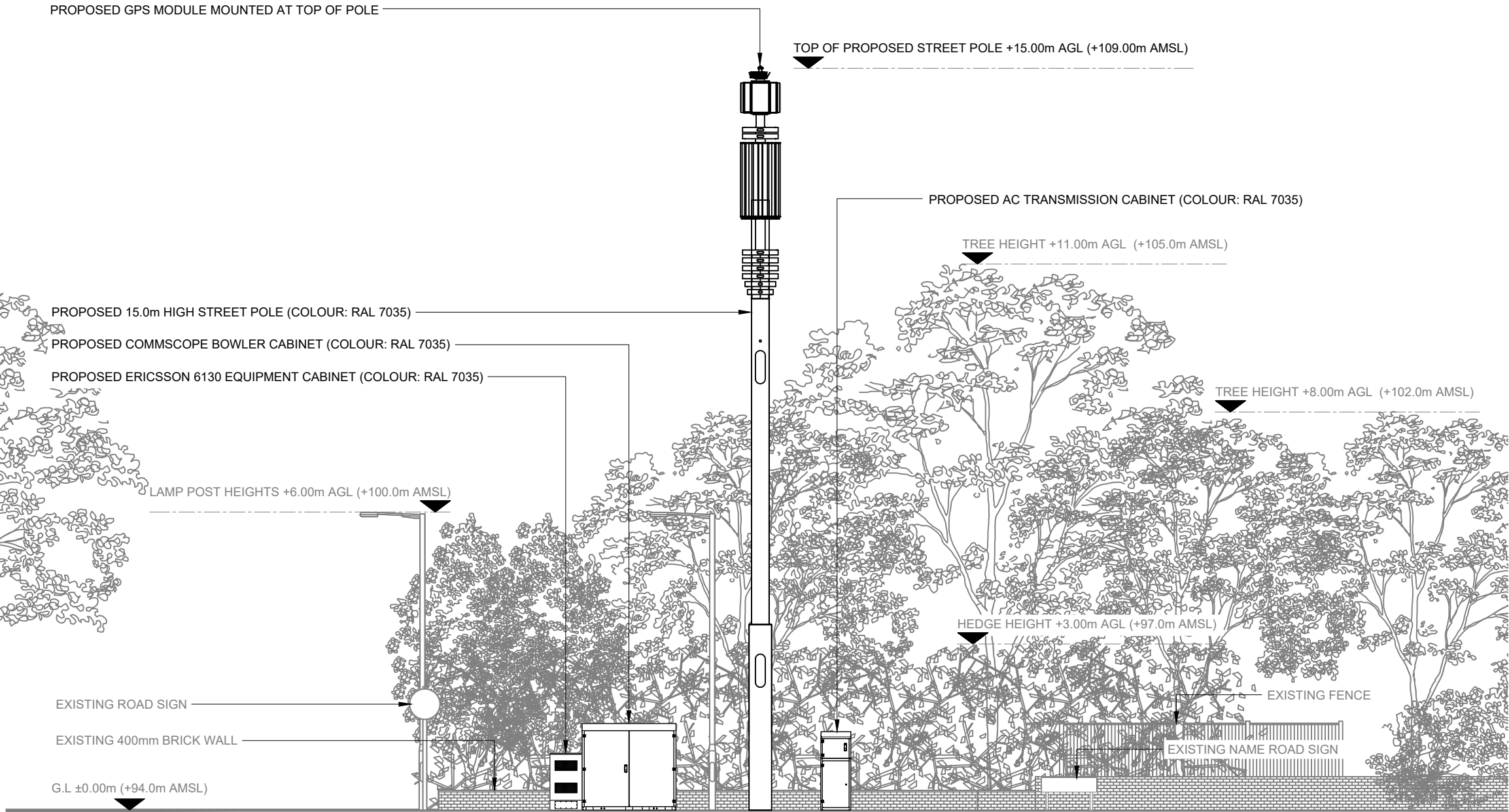
WBE21726\_WBE166\_86360\_RG6915\_GA\_REV A

Issue:

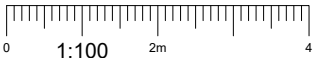
A

Antenna Aperture ID	Proposed 4G/5G Bearing
A1	330°
A2	330°
B1	90°
B2	90°
C1	210°
C2	210°

- NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



PROPOSED SITE ELEVATION A



**CK Hutchison  
Networks (UK)  
Limited**

450 Longwater Avenue,  
Green Park,  
Reading,  
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WA8 0SL  
t. 44 (0)151 420 4128  
www.gbcservices.co.uk

Site Name: **TURNPIKE ROAD**

3UK Nominal ID: **WBE21726**

Address: **TURNPIKE ROAD  
NEWBURY  
BERKSHIRE  
RG14 2ND**

Title: **265 PROPOSED SITE ELEVATION**

Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

MBNL/TM/H3G Cell ID:  
**WBE166/86360/RG6915**

Drawing No: **WBE21726\_WBE166\_86360\_RG6915\_GA\_REV A**

Issue: **A**

## Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 11<sup>th</sup> July 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.
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