

02/01/2024.

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

**Substitutes:** All remaining Members of the Council

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 8<sup>th</sup> January 2024 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public and will be streamed via Zoom: [Click here to join the meeting.](#)

**Tracy Predeth**  
**Locum Chief Executive Officer**

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### **AGENDA.**

- 1. Apologies**
- 2. Declarations of Interest and Dispensations**  
**To receive** any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**  
**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 4/12/2023 (Appendices 1 and 1.2)  
**3.2** Officer's report on actions from previous meeting
- 4. Questions and Petitions from Members of the Public**  
Questions, in writing, must be with the CEO by 2:00 pm on Friday 5<sup>th</sup> January 2024.
- 5. Members' Questions and Petitions**  
Questions, in writing, must be with the CEO by 2:00 pm on Friday 5<sup>th</sup> January 2024

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486     [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)  
 (01635) 40484     [www.newbury.gov.uk](http://www.newbury.gov.uk)  
 @NewburyTC     NewburyTC

Making Newbury a Town  
we can all be proud of.

- 6. Schedule of Planning Applications (Appendix 2)**  
**To Comment** on the planning applications listed at the attached schedule.
- 7. Applications for Prior Approval (Appendix 3)**  
**To comment**, if relevant, on prior approval applications listed at the attached schedule.
- 8. Licensing Application (Appendix 4)**  
**To Comment** on the licensing application received.
- 9. Update from The Western Area Planning Committee**  
*Councillor Tony Vickers*  
**To Receive** an update on any relevant business from the Western Area Planning Committee.
- 10. Update from the Neighbourhood Development Plan Steering Group**  
*Councillor Nigel Foot, Chairman of the Steering Group*  
**To receive** the latest update in this matter.
- 11. Forward Work Programme for Planning & Highways Committee (Appendix 8)**  
**To Note** and to 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 at 7:30 pm on Monday 4<sup>th</sup> December 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury.**

**Present:** Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller and Andy Moore (Chairman).

**In Attendance**

Hugh Peacocke, Chief Executive Officer

**87. Apologies**

Apologies received from Councillor Tony Vickers.

**88. Declarations of Interest and Dispensations**

The CEO declared that Councillors Phil Barnett, Nigel Foot and Tony Vickers are also Members of West Berkshire Council. Councillor Phil Barnett also declared that he was the Chairman of the Licensing Committee and Councillor Nigel Foot is also a member of that Committee. These are 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.

The Chief Executive Officer made the following statement on their behalf :

"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."

**89. Minutes of the Meeting of the Planning and Highways Committee held on Monday 6<sup>th</sup> November 2023.**

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting held on 9<sup>th</sup> October 2023, as amended above, be approved and signed by the Chairperson.

**90. Actions from previous meetings**

- a) The CEO reported that all the consultation responses made at the last meeting had been sent to the Planning Authority.
- b) The CEO wrote to the Highways Authority regarding the issues raised by Councillor Meg Thomas at Villiers Walk and the response received was forward to Councillor Thomas.

**91. Questions from members of the public**

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

**92. Members' Questions and Petitions**

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

### **93. Schedule of Planning Applications**

Resolved that the responses recorded at Appendix 1.2 to these minutes be submitted to the Planning Authority.

### **94. Pharmacy services in Newbury**

The CEO referred to correspondence received from an applicant for a pharmaceutical sales licence, asking the Council to consider the position regarding pharmacy services in Newbury.

Members commented on limited opening hours and medications being unavailable. It was noted that there was only one pharmacy now open in the Town Centre. Overall it was agreed that there was a poor distribution of services and that the Council would welcome more and improved services.

**Proposed:** Councillor Andy Moore

**Seconded:** Councillor Nigel Foot

**Resolved:** To write to the relevant authorities advising them of the need for additional pharmacy services in Newbury and urging them to expedite any suitable applications for the provision of these services.

### **95. Planning Appeals**

95.1 The meeting noted that the decision of the Planning Authority (Basingstoke and Deane) to refuse planning permission for a proposed housing development at Wash Water, had been appealed.

95.2 The meeting noted that the decision of the Planning Authority to refuse planning permission for application ref.no. 20/01211 (23 no. flats at West Street) had been appealed.

### **96. Licensing Applications**

The meeting had no objections to the licensing applications from Reloaded Nightclub Ltd. and Food partners SJT Ltd. for the premises formerly known as Document House.

### **97. Update from The Western Area Planning Committee**

There were no relevant applications considered by the WAPC.

### **98. Update from the Neighbourhood Development Plan Steering Group**

Councillor Nigel Foot, the Chairman of the Steering Group, told the meeting that the Topic Subgroups were working on their reports to be considered at the next meeting, on 13<sup>th</sup> December 2023.

He also reported that the Council had received a grant of £6,878 from Locality towards the costs of consultancy services for the NDP.

### **99. Public Spaces Protection Order**

The meeting heard that the Council had been consulted by West Berkshire District Council on the future of the current PSPO in Newbury town centre which was due to expire in February 2024.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor David Harman

**Resolved:** that this Council supports the extension of the Public Spaces Protection Order for Newbury town centre.

**100. Town Council Strategy 2024-2028**

The meeting received the report from the CEO and considered the proposals from the Strategy Working Group.

**Proposed:** Councillor Andy Moore

**Seconded:** Councillor David Harman

**Resolved: To recommend** that the Policy and Resources Committee approve the amendments proposed by the Strategy Working Group.

**101. West Berkshire Local Plan Examination**

The meeting received the correspondence to the council from the inspector appointed for the examination. It was noted that the council was invited to respond to the matters which the inspector had listed for examination.

It was agreed that this matter would be deferred to the January meeting of the Committee, having regard to any further developments at the Planning Authority.

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

To add the following matters in 2024:

- To relist the Local plan Examination for the January meeting of the Committee, having regard to any further developments at the Planning Authority.
- To list the Flood and Drainage Forum for the March meeting

At the end of the meeting the Chairman said that this was the last Committee meeting that the current CEO, Hugh Peacocke, would attend. The Committee thanked him for all his work over the past eight and a half years. The CEO said that he had clerked over 100 meetings of the Committee and thanked all the members involved for the support and respect which he had always received from them.

**There being no other business, the Chairperson declared the meeting closed at 9.09 pm**

**Signed:** \_\_\_\_\_

Chairman

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

**Planning and Highways Committee Meeting**  
**Consultation responses on Planning Applications considered.**  
**04/11/2023**

<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>	<b>Response</b>
<a href="#">23/02520/NONMAT</a>	Newspaper House Faraday Road Newbury Jon Dingle Ltd	Application for a Non-Material Amendment Following a Grant of Planning Permission 22/02310/FUL - Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage. Amendments: External changes including the recladding of the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage.	Objection: <ol style="list-style-type: none"> <li>1. The proposed development is not non-material and should be subject to a full planning application.</li> <li>2. The site is in a Flood Risk 3 area and the proposed development requires a full flood risk assessment and measures to deal with these risks</li> </ol>
<a href="#">23/02544/FUL</a>	Newspaper House Faraday Road Newbury Jon Dingle Ltd	Section 73A - Application for Variation of Condition 2 following Grant of Planning Permission <a href="#">22/02310/FUL</a> - Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage.	Objection: The site is in a Flood Risk 3 area and the proposed development requires a full flood risk assessment and measures to deal with these risks
<a href="#">23/02465/FUL</a>	Adjacent to 6 Northwood Drive, Newbury for Mr & Mrs H Woodhead	Section 73a Application for variation of a condition following grant of planning permission 19/00577/FULD - New single-family dwelling.	No objection
<a href="#">23/02495/LBC</a>	The Elephant at The Market, 8 Market Place, Newbury for	Repairs to damaged render, replacement of damaged window, repairs/replacement of downpipe/guttering and internal repairs to damp caused by the external issues.	No objection
<a href="#">23/02643/OUTMAJ</a>	Premier Inn Pinchington Lane Newbury for Whitbread Group PLC	Outline planning application for up to 9 no. dwellings and all associated works. Matters to be considered Access, Landscaping and Layout.	Objection: The Council objects to the proposed development for the following reasons: <ol style="list-style-type: none"> <li>1. it will create additional traffic hazards on Deadman's Lane.</li> <li>2. The removal of an historic boundary of trees which also act as a sound barrier</li> <li>3. No provision for refuse collection at the entrance to the private road.</li> <li>4. Inadequate car parking arrangements</li> <li>5. Inadequate provision for emergency vehicles.</li> </ol>

Application Number	Location and Applicant	Proposal	Response
<a href="#">23/02635/MDOPO2</a>	Land To The North Of Pinchington Lane Greenham Thatcham for Womble Bond Dickinson (UK) LLP	Request under Section 106 Agreement, which relates to the development authorised section 73 permission 23/01330/OUTMAJ	No objection to the proposed amendment of the Section 106 agreement. However, this Council urges the Planning Authority to Ensure that the public open space is maintained through public funding, not through a management company.
<a href="#">23/02423/OUT</a>	Land at 52 Hawthorn Road, Newbury for Mr W Frankiss	Application for Outline Planning Permission for a proposed two-bedroom dwelling. Matters to be considered: Access and Layout	No objection.
<a href="#">23/02561/LBC</a>	29 Oxford Street Newbury for Mr Andy Neenan	Replacement of existing rotten / damaged dormer windows to rear of property with new uPVC thermally efficient units matching adjacent property. Demolition of existing blockwork wall and chipboard clad shed/store in rear yard and erection of new timber-clad storeroom.	Objection to the use of uPVC qin works to a listed building. Traditional materials, respecting the heritage and character of the building should be used.
<a href="#">23/02459/FUL</a>	53 Parkway Shopping Centre Newbury for Montagu Evans	External Alterations to unit including installation of plant, replacement glazing and other associated works.	No objection.
<a href="#">23/02212/CERTE</a>	1 West Street Newbury for Mr Duncan Crook	Demolition and other works in relation to the implementation of planning permissions references 18/00207/OUTMAJ and 20/01568/RESMAJ.	No comment.

**Planning and Highways Committee Meeting  
Schedule of Planning Applications to be considered.  
08/01/2024**

<b>Running Order</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	EAST FIELDS	<a href="#">23/02777/HOUSE</a>	Linden Priory Road Newbury for Mr and Mrs Van Zyl	Demolition of existing garage, chimney & outbuildings; loft conversion; two storey side extension; creation of annexe; alterations to existing windows & cladding
2.	EAST FIELDS	<a href="#">23/02791/FULMAJ</a>	Sandleford Parade Newtown Road Newbury for	Phased planning application for the erection of two buildings comprising 18 no. flats and associated infrastructure and landscaping following the demolition of existing buildings
3.	EAST FIELDS <b>Adjacent Parish</b>	<a href="#">23/02667/RESMAJ</a>	History 2 Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes Southern	Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearance, Landscaping, Layout And Scale.
4.	SPEENHAMLAND <b>Adjacent Parish</b>	<a href="#">23/02719/LBC</a>	The Old Rectory and The Old Vicarage Church Road Shaw Newbury for Mr Chris Fitch and Ms Abby Llewellyn	Re-joining of The Old Vicarage and The Old Rectory to form one single dwelling through internal reconfiguration, and the replacement of existing windows and rooflight, and demolition of the existing outbuilding.
5.	WEST FIELDS	<a href="#">23/02795/FUL</a>	Boxshall Court Pound Street Newbury for Tompkins Rygole Ltd	Extension of existing building to form new 'zero carbon' residential accommodation, solar panel installation and associated works (Re-application following consent ref: 22/02930/FUL).
6.	WEST FIELDS	<a href="#">23/02875/REG3</a>	Open Space South Of Canal and Adjacent Park Way The Wharf Newbury for West Berkshire Council	Improvement works to Wharfside and Peace Garden, including the extension of public realm in both areas, introduction of rain gardens. new porous (SUDS) ground surfaces and water edge treatment. Extension of Peace Garden to increase green space. Removal of some parking spaces and signage. Introduction of new Peace Garden sign. New lighting and seating across all the areas. Areas of natural play



7.	WEST FIELDS	<a href="#">23/02094/FULMAJ</a> Reconsultation	The Mall The Kennet Centre Newbury for Lochailort Newbury Ltd	Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.
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### Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment**, and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider**, but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	EAST FIELDS	<a href="#">23/02783/PASSHE</a>	8 Rokeby Close, Newbury for Mr & Ms Bui and Dao	Application to determine if prior approval is required for a proposed: Larger Home Extension; Proposed flat roof single storey rear extension. Dimensions 5.80m from rear wall, 2.87m maximum height, 2.40m eaves height.
2.	WEST FIELDS	<a href="#">23/02805/PASOL</a>	Unit 13 Newbury Retail Park Pinchington Lane Newbury for Syzygy Renewables	Application to determine if prior approval is required for a proposed: Installation has been designed to minimise the visual impact to the surrounding area and are unlikely to be seen from ground level. All equipment other than the panels themselves will be installed out of sight. The roof areas will be utilised for the installation of panels with the following proposed system: 103.2 kwp (max 258 panels) east and west facing, some of which will be installed flat to the roof pitch and some of which will be ballasted to the flat part of the roof, pitched up at 10 degrees. The panels will not come within 1.5 meters of the roofs edge. The proposed use of installation is to generate renewable electricity for use within the building. The installation proposed will feed into one of the main supplies. The technology being installed aims to reduce carbon emissions and the impact of the building on the environment. The solar panels to be used in this project are dark blue/black, do not reflect light and have antiglare covering. In addition, the panels are static and have no moving parts, neither internally nor externally. The solar PV array will not generate noise. The proposed installation will be installed by a government certified (MCS) solar PV engineering contractor, who has undertaken numerous similar projects. The proposed installation will not alter or restrict the use of the building in any way whatsoever

**Planning and Highways Committee Meeting**  
**Schedule of Licensing Applications**  
**08/01/2024**

<b>Licence</b>	<b>Applicant(S)</b>	<b>Premises</b>
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – <b>Variation</b>  Ref: 14/00004/LQN	<b>Applicant:</b>  <b>Bills Restaurants Ltd</b>	<b>Location:</b> Bills, 18 Market Place, Newbury  <b>Proposal:</b>  Variation of Premises Licence (please note that Solicitors Poppleston Allen pre-consulted with TVP Licensing prior to submission)  <ol style="list-style-type: none"><li>1. To remove all conditions under Annex 2 on the premises licence and replace them with updated conditions.</li><li>2. To vary the layout of the premise in accordance with licensing layout drawings 4322/658/501/A (Ground Floor) and 4322/658/502 (First Floor).</li></ol>

Richard Bradley, Solicitor  
Poppleston Allen Solicitor  
Nottingham

## West Berkshire District Council

Public Protection Partnership, Environmental Health & Licensing, Council Offices, Market Street,  
Newbury, Berkshire RG14 5LD  
Tel: (01635) 519184 Fax (01635) 519172

### Licensing Act 2003 Premises Licence

Uniform Ref: 20/00597/LQN

Premises licence number 14/00004/LQN

#### Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description

Bills  
16 - 18 Market Place, Newbury, Berkshire, RG14 5AZ

Licensable activities authorised by the licence

Recorded Music  
Late Night Refreshment  
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities

#### Recorded Music

Monday to Sunday: 08:00 to 00:00

Activity will take place Indoors/Outdoors : **Indoors**

Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

#### Late Night Refreshment

Monday to Sunday: 23:00 to 00:00

Activity will take place Indoors/Outdoors : **Both**

Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

#### Supply of Alcohol

Monday to Sunday: 10:00 to 00:00

Alcohol On/Off Premises: **Both**

Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

**The opening hours of the premises**

Monday to Sunday: 08:00 to 00:30

Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

**Where the licence authorises supplies of alcohol whether these are on and/ or off supplies**

On /Off Sales : **BOTH**

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Bills Restaurants Limited  
26-28 Conway Street, London, W1T 6BQ

**Registered number of holder, for example company number, charity number (where applicable)**

05158252

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

Mr Benjamin Litchfield  
42 Farmers Row, Fulbourne, Cambridge, CB21 5HL

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol**

CAM00131 Cambridge City Council



**Date: 31st March 2021**

**Signed:**

**Authorised Officer**

Licence Granted 05/02/2014  
Premises Licence Holder change of address 07/04/2014  
DPS Variation 25/02/2015  
DPS Variation 18/07/2020  
Premises Licence Holder change of address 25/03/2021

## **Mandatory Conditions relating to Licensed Premises**

### **Premises - Supply of Alcohol**

1. No supply of alcohol may be made under the premises licence-
  - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

### **The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014 (In force 1 October 2014)**

3.
  - 1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
  - 2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –
    - a) games or other activities which require or encourage, or are designed to require or encourage, individuals to –
      - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
    - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
    - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
    - d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
    - e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5.

(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -

- a) a holographic mark, or
- b) an ultraviolet feature.

6. The responsible person must ensure that -

- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
  - i. beer or cider: ½ pint;
  - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
  - iii. still wine in a glass: 125 ml;
- b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available."

7.

(1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

(2) For the purposes of the condition set out in paragraph 1 -

- a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
- b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where—



- (i) **P** is the permitted price,
  - (ii) **D** is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
  - (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—
- (i) the holder of the premises licence,
  - (ii) the designated premises supervisor (if any) in respect of such a licence, or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994
- (3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (4)
- 1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
  - 2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

**Annex 2 - Conditions consistent with the operating Schedule dated 03/01/2014**

1. The premises shall install and maintain a comprehensive CCTV system. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
2. There shall be no vertical drinking at the premises save for persons waiting for a table to become available.
3. Substantial food shall be available at all times during the permitted hours.
4. Service of alcohol shall be by waiter/waitress service only with the exception of people waiting for a table.
5. All exit doors will be regularly checked and all fire doors maintained unobstructed and effectively self-closing. All fire fighting equipment will be regularly checked to ensure they function correctly.
6. Staff will routinely check the premises during opening hours to ensure that the premises are clean and tidy.
7. Empty glasses will be regularly collected and any spillage dealt with as soon as practicable.
8. Adequate and appropriate First Aid equipment will be available.
9. A comprehensive risk assessment policy will be in place
10. All staff will be trained to ask customers to leave quietly in the evening when necessary.
11. There shall be appropriate signage at the premises requesting customers to leave quietly.
12. When children do attend the premises it is a requirement that they are to be accompanied by a responsible adult.

**Annex 3 - Conditions attached after a hearing by the licensing authority**

None

**Annex 4 - Plans as submitted 03/01/2014**





**PROPOSED LICENSING PLAN-1ST FLOOR**  
**BILL'S RESTAURANTS**  
**NEW YORK**



Richard Bradley, Solicitor  
Poppleston Allen Solicitor  
Nottingham

## West Berkshire District Council

Public Protection Partnership, Environmental Health & Licensing, Council Offices, Market Street,  
Newbury, Berkshire RG14 5LD

Tel: (01635) 519184 Fax (01635) 519172

### Licensing Act 2003 Premises Licence Summary

Uniform Ref: 20/00597/LQN

Premises licence number	14/00004/LQN
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#### Premises details

Postal address of premises, or if none, ordnance survey map reference or description

Bills  
16 - 18 Market Place, Newbury, Berkshire, RG14 5AZ

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Late Night Refreshment  
Supply of Alcohol

#### The times the licence authorises the carrying out of licensable activities

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Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

##### Late Night Refreshment

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##### Supply of Alcohol

Monday to Sunday: 10:00 to 00:00

Alcohol On/Off Premises: Both

Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

**The opening hours of the premises**

Monday to Sunday: 08:00 to 00:30

Non standard timings: New Year's Eve all activities are permitted throughout the night until the start of permitted hours on New Year's Day.

**Where the licence authorises supplies of alcohol whether these are on and/or off supplies**

On/Off Sales : BOTH

**Name, (registered) address of holder of premises licence**

Bills Restaurants Limited  
26-28 Conway Street, London, W1T 6BQ

**Registered number of holder, for example company number, charity number (where applicable)**

05158252

**Name of designated premises supervisor where the premises licence authorises the supply of alcohol**

Mr Benjamin Litchfield



**Date: 31st March 2021**

**Signed:**

**Authorised Officer**

Licence Granted 05/02/2014  
Premises Licence Holder change of address 07/04/2014  
DPS Variation 25/02/2015  
DPS Variation 16/07/2020  
Premises Licence Holder change of address 25/03/2021

# GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. PLEASE REPORT ERRORS ON DIMENSIONS TO THE ARCHITECT.  
THIS DRAWING HAS BEEN PRODUCED FOR THE PURPOSES OF PLANNING AND BUILDING REGULATIONS APPROVALS ONLY AND IS NOT INTENDED TO BE A FULL WORKING DRAWING.  
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**FIRE ALARM PANEL**  
Spill box with fused isolator and DP key switch as installed for Fire Alarm Panel. Proposed fire alarm to be fully integrated into building system & zoned according to main panel, where applicable. To include both G.F./F.F.L & Basement where applicable. All in accordance with current regulations.

**LIGHTING SYSTEMS**  
The Lighting System will be installed in accordance with BS 7871:1992

Requirements for Electrical Installations.  
Luminaires will be located in approx. positions indicated on the drawings.  
Lighting installation will achieve compliance with L2 The display lighting exceeding 15 lmw and the general lighting exceeding 50 lmw.

A dimmer system will be installed to control the restaurant area lighting.  
Other lighting will be switched by a central light switch for public area lighting and locally for other rooms.

**EMERGENCY LIGHTING SYSTEM**  
An independent self-contained non-maintained system, type XQA180, will be installed in accordance with BS 5266-1:2005, Emergency Lighting - Part 1: Code of Practice for Emergency Lighting of premises other than cinemas and certain other specified premises for entertainment, and BS EN 50172:2004, BS 5266-6:2004 Lighting Applications - Emergency Lighting. Luminaires will be located in the approximate positions indicated on this drawing. All signs and notices will comply with BS 5499: Part 1 - Fire Safety Notices and Graphic Symbols.

■ Illuminated Sign-Fire Exit or Graphic Equivalent-75mm Letters  
■ Area Covered by Emergency Lighting  
■ Dedicated Emergency Light Fitting

**FIRE ALARM SYSTEM**  
A Fire Alarm system will be installed to BS 5839: Part 1, 2002 Code of Practice for system design, installation, commissioning and maintenance, comprising of devices as indicated. The system category to be a L4 system.

■ Fire Alarm Sounder  
■ Fire Alarm Panel - Indicative Position

**FIRE FIGHTING EQUIPMENT & SIGNS ( )**  
9 Litre Water Fire Extinguisher  
2 Kg Carbon Dioxide fire Extinguisher (or Halon)  
9 Litre Foam fire Extinguisher  
Fire Blanket in Container  
Sign: 'FIRE DOOR KEEP SHUT', 5mm letters (Both sides)  
Sign: 'FIRE DOOR KEEP LOCKED'  
Sign: 'FIRE ESCAPE KEEP CLEAR'  
Sign: 'FIRE EXIT', or graphic equivalent 75mm Letters  
Directional arrow to be provided with S22 Notice  
FIRE DOOR 1HR-INTUMESCENT STRIPS  
FIRE DOOR 1HR-INTUMESCENT STRIPS

**FIRE ALARM CIRCUIT SCHEDULE**  
WITH FIRE OFFICERS  
RECOMMENDATIONS AND FULLY COMPLIANT WITH CURRENT REGS  
ELECTRICAL CONTRACTOR TO LIAISE WITH MFC REGARDING POSSIBLE LINK UP WITH ALL OTHER AREAS OF THE FLOORS ABOVE - MFC TO CHECK WITH CLIENT REQUIREMENTS BY LANDLORD  
BELL CIRCUIT 1 - LOCAL TO PANEL - GROUND FLOOR  
BELL CIRCUIT 2 - N/A

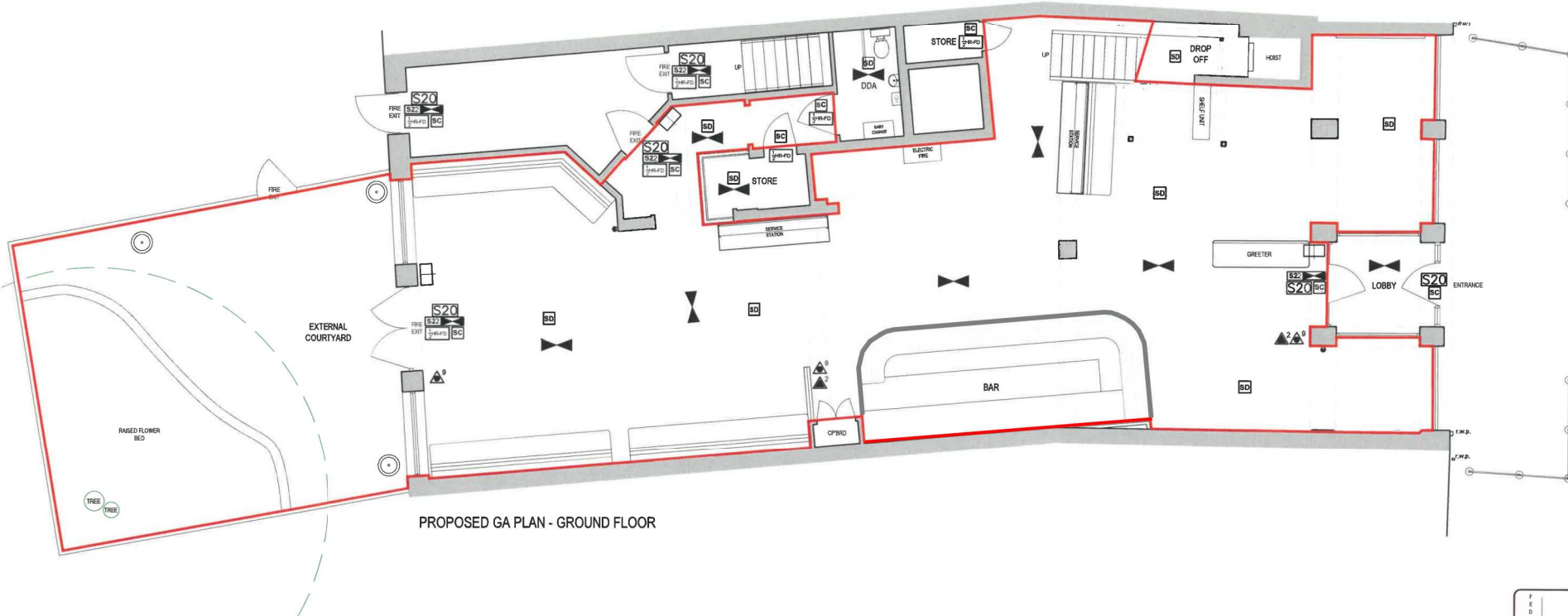
Red line indicates demise of licensable activities.

REFER TO SEPARATE DRAWING FOR EMERGENCY LIGHTING AND FIRE FIGHTING EQUIPMENT - IF APPLICABLE TO THE SEE INDICATED ON PLAN

ALL FIRE OFFICERS REQUIREMENTS WILL BE ADHERED TO ON COMPLETION OF ALL THE PROPOSED ALTERATIONS TO THE EXISTING LAYOUT AND INDIVIDUALLY CHECKED BY BUILDING CONTROL INSPECTOR FOR APPROVAL

## FIRE CURTAIN

FIRE CURTAINING TO NEW ALARM SYSTEM. ALL TO COMPLY WITH CURRENT REGULATIONS. SPECIFICATION BY ELECTRICAL CONTRACTOR. MUST BE 1HR MINIMUM.



PROPOSED GA PLAN - GROUND FLOOR

REV	DESCRIPTION	SM	DATE
1	MINOR AMENDMENT	SM	06.12.23

**PUMPHOUSE DESIGNS**  
Architectural & Interior Design Consultants  
01424 871120 | info@pumphousedesigns.co.uk  
CLIENT: BILL'S RESTAURANTS  
PROJECT: BILL'S NEWBURY  
16-18 MARKET PLACE  
NEWBURY  
RG14 5BD  
DRAWING: PROPOSED LICENSING PLAN - GROUND FLOOR  
FIRST ISSUE  
DEC 2023  
A TIDMARSH  
1:50  
4322 / 658 / 501 / A

# GENERAL NOTES

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## FIRE ALARM PANEL

Spill box with fused isolator and DP key switch as installed for Fire Alarm Panel - Proposed fire alarm to be fully integrated into building system & zoned according to main panel, where applicable. To include both G.F./F.F.L & Basement where applicable. All in accordance with current regulations.

### LIGHTING SYSTEMS

The Lighting System will be installed in accordance with BS 7671:1992

Requirements for Electrical Installations. Luminaires will be located in approx. positions indicated on the drawings.

Lighting installation will achieve compliance with L2 The display lighting exceeding 15 mW and the general lighting exceeding 50 mW.

A dimmer system will be installed to control the restaurant area lighting. Other lighting will be switched by a central light switch for public area lighting and locally for other rooms.

## EMERGENCY LIGHTING SYSTEM

An independent self-contained non-maintained system, type XGA180, will be installed in accordance with BS 5266-1:2005, Emergency Lighting - Part 1: Code of Practice for Emergency Lighting of premises other than cinemas and certain other specified premises for entertainment, and BS EN 50172: 2004, BS 5266-8: 2004 Lighting Applications - Emergency Lighting. Luminaires will be located in the approximate positions indicated on this drawing. All signs and notices will comply with BS 5499: Part 1 - Fire Safety Notices and Graphic Symbols.

● Illuminated Sign-Fire Exit or Graphic Equivalent-75mm Letters

■ Area Covered by Emergency Lighting

■ Dedicated Emergency Light Fitting

## FIRE ALARM SYSTEM

A Fire Alarm system will be installed to BS 5839: Part 1, 2002 Code of Practice for system design, installation, commissioning and maintenance, comprising of devices as indicated. The system category to be a L4 system.

● Fire Alarm Sounder

● Clear Escape Distance

■ Self Closer

■ Magnetic Release Lock

■ Area covered by automatic Heat Detectors

■ Area covered by automatic Smoke Detectors

■ Fire Alarm Call Point

■ Fire Alarm Panel - Indicative Position

## FIRE FIGHTING EQUIPMENT & SIGNS ( )

9 Litre Water Fire Extinguisher

2 kg Carbon Dioxide fire Extinguisher (or Halon)

9 Litre Foam fire Extinguisher

Fire Blanket in Container

Sign: 'FIRE DOOR KEEP SHUT', 5mm letters (Both sides)

Sign: 'FIRE DOOR KEEP LOCKED'

Sign: 'FIRE ESCAPE KEEP CLEAR'

Sign: 'FIRE EXIT', or graphic equivalent 75mm Letters

Directional arrow to be provided with S22 Notice

FIRE DOOR 1HR-INTUMESCENT STRIPS

FIRE DOOR 1HR-INTUMESCENT STRIPS

## ZONED IN ACCORDANCE WITH FIRE OFFICERS RECOMMENDATIONS AND CURRENT REGS

ELECTRICAL CONTRACTOR TO LIAISE WITH M/C REGARDING POSSIBLE LINK UP WITH ALL OTHER AREAS OF THE FLOORS ABOVE - M/C TO CHECK WITH CLIENT REQUIREMENTS BY LANDLORD

BELL CIRCUIT 1 - LOCAL TO PANEL - GROUND FLOOR

BELL CIRCUIT 2 - N/A

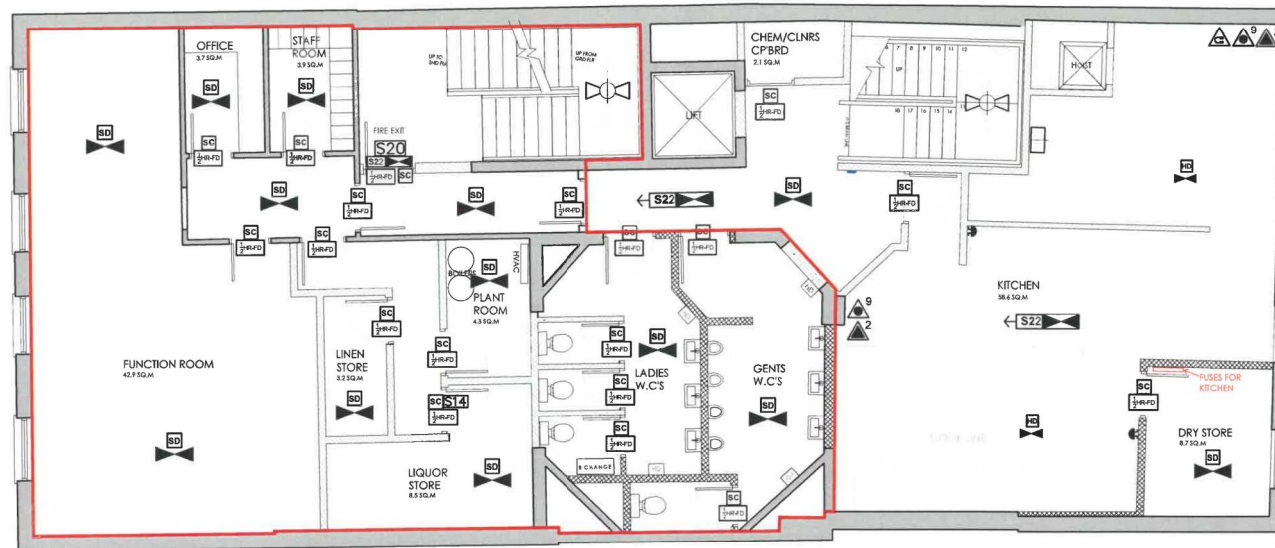
Red line indicates demise of licensable activities.

## REFER TO SEPARATE DRAWING FOR EMERGENCY LIGHTING AND FIRE PROTECTION SCHEDULES - IF APPLICABLE TO THE SEE INDICATED ON PLAN

ALL FIRE OFFICERS REQUIREMENTS WILL BE ADHERED TO ON COMPLETION OF ALL THE PROPOSED ALTERATIONS TO THE EXISTING LAYOUT AND INDEPENDENTLY CHECKED BY BUILDING CONTROL INSPECTORS FOR APPROVAL.

## FIRE CURTAIN

FIRE CURTAIN (UNDO TO REEL ALARM VERTICAL. ALL TO COMPLY WITH CURRENT REGULATIONS. SPECIFICATION BY ELECTRICAL CONTRACTOR. MUST BE 1HR MINIMUM.



PROPOSED GA PLAN - FIRST FLOOR

F  
D  
C  
S  
A  
NEW 1:500 NORTH EAST

**PUMPHOUSE DESIGNS**  
Architectural & Interior Design Consultants

01424 871120 info@pumphousedesigns.co.uk

**BILL'S RESTAURANTS**

BILL'S NEWBURY  
16-18 MARKET PLACE  
NEWBURY  
RG14 5BD

PROPOSED LICENSING PLAN - FIRST FLOOR

DEC 2023 S MALLORCA 1:50

4322 / 658 / 502

0 1 2 3 4 5m  
1:50 0.5



## Newbury Town Council

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

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

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officer's report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

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