

19th August 2020.

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

Substitutes: Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters, Jeff Cant

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee**
Wednesday 26th August 2020 at 7.00 pm.

The meeting is open to the press and the public.

Join Zoom Meeting:

<https://us02web.zoom.us/j/81463967260?pwd=c3dITnRSMWI5c2ZTQ3dwaFI1bHhBZz09>

Meeting ID: 814 6396 7260

Password: 113934

Hugh Peacocke
Chief Executive Officer

1. Apologies

Chief Executive 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 1A & 1B)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 3rd August 2020 (already circulated).

To approve the minutes of a meeting of the Special Planning & Highways Committee held on Monday 10th August 2020 (already circulated).

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

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✉ towncouncil@newbury.gov.uk

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4. Questions and Petitions from Members of the Public

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 26th August 2020)

5. Members' Questions and Petitions

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 26th August 2020)

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule

7. Schedule of Prior Approval Applications (Appendix 3)

Chairperson

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

8. Schedule of Planning Decisions (Appendix 4)

Chairperson

To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.

9. Schedule of Licensing Applications (Appendix 5)

Chairperson

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

10. Street naming and Numbering – Development of site within Adjacent Parish Shaw-cum Donnington (Appendix 6)

Chairperson

To consider the following street naming and numbering for the developments in Shaw-cum Donnington for the following application Number 19/00442/OUTMAJ - Reserved matters application for phased development of 179 dwellings.

The following suggestions have been submitted by the developer for some of the streets:

- 1) **Paddington Drive**
- 2) **Marmalade Avenue**
- 3) **Peru Place**
- 4) **Andean Way**

To suggest further names in line with the Paddington Bear theme if this is favoured – there is a total of 7 street names needed.

11. Street and Walkway Naming – Market Street Development (Appendix 7)

chairperson

To consider the following street names and walkway names for the Market Street Development, there is 1 new walkway and 1 new street name.

The following suggestions has been submitted for the Market Street Development. These suggestions have been checked and are available to use.

- 1) **Echo Walk** - Preferred for the Walkway. The echo circle will be reinstated as part of the development.
- 2) **Hesdin Street** - Creation of Newbury - Background: William the Conqueror rewarded victory by granting land to all his soldiers, and one of his bravest and most powerful knights, Ernulf de Hesdin, was given 48 settlements, including the hamlet of Ulvritone by the nutrient-rich river Kennet. In the 1070s, Ernulf's local officials divided up narrow plots on either side of the road crossing the river – now Northbrook Street – and rented them to craftsmen and traders. The 'new burgh' was a roaring success. In 20 years, more than 50 plots were taken up and the population reached 250. Two watermills sprang up at West Mills to grind corn and finish cloth, and a church was built.
- 3) **Dexter Street** - Cattle Market - Background: The site that is now the Kennet Centre was once the cattle market in Newbury (see pdf). The above are names of cattle breeds that may have been traded there.
- 4) **Throckmorton Street** - Newbury Coat - Background: The two creators if the 'Newbury Coat', Sir John Throckmorton & John Coxeter.

12. Update from The Western Area Planning Committee

Chairperson

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

13. Newbury Football Club

Chairperson

To Receive an update.

14. Forward Work Programme for Planning and Highways Committee (Appendix 8)

Chairperson

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

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting
on Zoom Monday 3rd August 2020 at 7.00pm.**

Present

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

In Attendance

Hugh Peacocke, Chief Executive Officer
Kym Heasman, Corporate Services Officer

41. Apologies

There were no apologies

42. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, David Marsh, Andy Moore 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.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

43. Minutes

The Chief Executive Officer made the following comments regarding actions from the previous meeting:

- **Minute No. 27:** Josh Kerry from West Berkshire Council held the Local Cycling and Walking Infrastructure Plan (LCWIP) for Newbury & Thatcham workshop on the 17th July online, information from that is being circulated to all members at this stage.

Proposed: Councillor Jeff Beck

Seconded: Councillor Nigel Foot

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 13th July 2020, be approved, and signed by the Chairperson.

44. Questions and petitions from members of the public

There were no questions from members of the public

45. Members' questions and petitions

Question received from Councillor Nigel Foot:

"We are all aware of the extreme difficulty's businesses are facing in the Covid-19 Crisis, this being on top of the generalised decline in shoppers using the High Street in favour of "Online" shopping prior to the Crisis. I, together with many Members, am very concerned about the viability of our independent shops, pubs and eating establishments in Newbury. Members may be aware of the video presentations on the "Penny Post" online Community Notice Board medium, featuring Thatcham, Hungerford and Wantage and urging local residents to "shop local" and generally support local businesses in this time of Crisis.

I have made contact with Penny Post to see if they could run a similar video, encouraging Newbury residents to support the independent shops, pubs and eating establishments in Newbury. The fee for this work would be in the region of £300 per day and would probably involve one day for filming and one or two days for editing and producing the final video.

My question is "Would Members be happy for Newbury Town Council to commission Penny Post to make a video urging residents to support the local independent shops, pubs, cafes and restaurants in Newbury?"

The Chairperson responded with the following answer:

"The Council is happy to help in whatever way we can to encourage local residents to support our local, independent businesses through these difficult times. We will explore the costs involved and whether we might get financial assistance from our partners in the BID and/or West Berkshire Council.

For the information of the meeting, the Thatcham video cost £500 and was paid for by the Town Council, who have asked West Berkshire Council for assistance towards the costs. The Hungerford video was part of their service contract with Penny Post and the Wantage video was arranged by the Chamber of Commerce.

Should the Council wish to fund or part fund this promotion, we have a Planning and Highways Committee fund of £1,000 and the costs could be met from that source."

Proposed: Councillor Tony Vickers

Seconded: Councillor Nigel Foot

Resolved: That the standing orders be suspended to allow a proposal to be made regarding the matter of funding for an Advertisement video.

Proposed: Councillor Tony Vickers

Seconded: Councillor Nigel Foot

Resolved: That the Chief Executive officer will approach Newbury BID with a proposal and contribution of £300 to have a video advertisement done, to help

encourage residents of Newbury to support local, independent businesses through these difficult times.

Question received from Councillor Vaughan Miller:

"1. In reference to Post Covid recovery for the town centre, could the council write to WBC asking:

A) What steps they have taken to facilitate hostelrys in Bartholomew street to take advantage of the traffic ban with outside seating beyond the narrow pavement and into the pedestrianised road space?

B) Given that it has now been revealed that WBC had an underspend of 1.3 Million in adult social care and an overall £50M underspend, would they reconsider their response to the request from this council to allow some free parking and now allow at least the first hour free until the end of 2020.

C) Can they provide feedback on whether the closure of Bartholomew Street and Northbrook Street to traffic has resulted in an increase in active travel and what are they using to measure success or otherwise of the closure?"

The Chairperson replied with the following Answer:

"Newbury Town Council shares your concerns for all of the businesses in Newbury Town Centre, including the hospitality sector. The ongoing question of pedestrianisation is an objective in the Council's Strategy. We will continue to explore this with the Highways Authority in West Berkshire District Council. This Council has already called on West Berkshire Council to provide some level of free parking to promote the reopening of businesses in the town centre following the easing of lockdown restrictions.

The Council has established a Town Centre Working Group who have already completed their first project by conducting interviews with shoppers on Northbrook Street on Saturday the 18th of July. Councillor Martin Colston has analysed the findings of these interviews and this information has been sent out to all members. A similar survey has been hosted on the Visit Newbury website and we are awaiting the findings from that survey from our partners in Newbury BID. The survey and its findings, together with any other proposals to revitalise our town centre will be considered by the Working Group as soon as it convenes.

In the meantime, we will write to West Berkshire Council to raise with them the matters highlighted in this question."

AGENDA ITEM 6 - Application 1 of appendix 2 was discussed at this time in the meeting.

AGENDA ITEM 11 was discussed at this point in the meeting.

46. Schedule of planning applications

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

47. Schedule of prior approval applications

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

48. Town and Country Planning Act 1990

Application No: 20/00319/ADV for Newbury Retail Park, Pinchington Lane, Newbury for Freestanding Lidl 'flag style' sign adjoining vehicular access into Newbury Retail Park off Pinchington Lane.

Members were satisfied with previous comments submitted and had no desire to propose any changes.

49. Update from the Western Area Planning Committee

Information was received and noted, there were no cases considered from the parish of Newbury.

50. Sandleford Joint Working Group Update

Councillor Roger Hunneman updated the committee that the Sandleford Joint working Group had met three time via zoom.

The first meeting held Monday 20th July to discuss the Sandleford application and create a list of questions to put to the developer. The second meeting on Wednesday 22nd July was held to present the questions to the developers. The third meeting held Thursday 30th July, the joint working group debated the answers that were presented in writing from the developers and created a list of recommendations. At this stage Newbury Town Councillor Chris Foster attended as an ecology adviser.

The next JWG meeting is scheduled for Tuesday 4th August to finalise the recommendation list to be presented to the Special meeting of Planning & Highways Committee scheduled for Monday 10th August 2020.

Members agreed that it would be a good idea to place an advert in the Newbury Weekly News to notify Members of the public that the Sandleford applications is being considered and, that any previous comments submitted to West Berkshire Council will not be carried forward to this application and will need to be resubmitted.

Proposed: Councillor Jeff Beek

Seconded: Councillor Nigel Foot

Resolved: To approve the payment of around £300 for Newbury Town Council to place and advert in the Newbury Weekly News and propose to Greenham Parish Council to contribute half the cost.

51. Newbury Community football Group

Members thanked Mr Paul Morgan from the Newbury Community Football Group for the update on the Newbury Football ground. Members expressed their support to NFCG in the restoring of football to the football ground at Faraday Road and any further support towards the Newbury football ground. NFCG will update members at a later date.

Proposed: Councillor Tony Vickers

Seconded: Councillor Vaughan Miller

Resolved: That this Planning & Highways Committee supports and assist in any way possible as a planning & Highways committee to help NFCG in any way possible.

52. Forward work programme for Planning and Highways Committee meetings 2019/20

It was agreed to add the following item to the agenda for:

Update of the Newbury Football Ground to be on the agenda as a standing item.

There being no other business the chairperson declared the meeting closed at 21.50 hrs

Chairperson

Planning & Highways Committee Meeting 3rd August 2020

Schedule of planning applications - Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	Objection / comment: Developers need to resolve issues with the Conservation Officer, The Environment Agency and the Canal & River Trust.	<u>20/01498/COMIND</u>	London Road Retail Park, London Road, Newbury for London Road Limited	Demolition of former public house (class A4) and existing retail unit (class A1); erection of single storey building for use as a food store (class A1), together with associated access and servicing arrangements; enhanced landscaping; and associated works.
2	No objection in principle of the application. However, the plans are not very clear, there is potential that it could affect the neighbouring property.	<u>20/01630/HOUSE</u>	109 Turnpike Road, Newbury for Mr & Mrs Bourne-Lucas	Proposed two storey side extension to include rear extension for additional bedroom with internal alterations and porch addition.
3	No objection	<u>20/01505/HOUSE</u>	2 Cheriton Close, Newbury for Mr & Mrs Shears	Two storey side extension.
4	No objection	<u>20/01543/FULD</u>	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for Mr J Hughes	Section 73: variation of condition 2 – approved plans, of planning permission 18/00948/FULD (change of use and conversion of existing storage building to 1 no. three bedroom dwelling with access from Pelican Lane
5	No objection	<u>20/01628/LBC2</u>	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for Mr J Hughes	Section 19: Variation of condition 2 – Approved plans, of listed building consent 18/00949/LBC2 (change of use and conversion of existing storage building to 1 no. three bedroomed dwelling with access from Pelican Lane).
6	No objection	<u>20/01573/HOUSE</u>	15 Almond Avenue, Newbury for Mr & Mrs A Prater	Single storey rear extension.

7	No objection	20/01536/HOUSE	16 Valley Road, Newbury for Mr & Mrs Cranfield	Erection of single storey rear extension with internal alterations and conversion of existing garage to utility room and study.
8	No objection provided Highways have no objections.	20/01526/HOUSE	37 Montgomery Road, Newbury for Mr & Mrs Clements	Proposed two storey side extension & replacement single storey rear extension.
9	No objection	20/01596/HOUSE	14 Montgomery Road, Newbury for Matthew James	Alterations to and enlargement of single storey rear and side extension.
10	No objection	20/01555/HOUSE	15 Cary Close, Newbury for Mr & Mrs James Tilley	Removal of existing garage, formation of single storey side extension with timber framed shed and remodelling of existing conservatory and front porch. Re-roofing from plain tile to slate roof and external render or timber boarding to existing brickwork. Replacement of existing front gates and front wall.
11	No objection	20/01593/HOUSE	61 Old Newtown Road, Newbury for Jacqueline Chapple	Single storey rear extension.
12	No objection	20/01635/HOUSE	22 Oaken Grove, Newbury for Mr Saha and Ms Petra	Single storey rear extension to replace existing conservatory and alterations.
13	No objection / comment: Members feel that there should be a contribution made to the Newbury Car Club.	20/01509/FULD	The Red House, 12 Hampton Road, Newbury for The Red House Public House	Proposed change of use from Public House to 1 no. 2 bedroom unit and conversion of existing 3-bedroom unit and 2-bedroom maisonette.
14	No objection	20/01455/FUL	Newbury Conservative Club, 5 Cheap Street, Newbury for Newbury Conservative Club	Proposed alterations to front entrance, internal alterations to reconfigure layout. New rear entrance. Extension to rear building to form guest bedrooms and part change of use.

15	Objection / comment: members are in agreement with the comments made by the Highways and Conservation officers and over development.	20/01569/FULD	Phoenix Court, Bartholomew Street Newbury for Bullfinch Homes Ltd	Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroom apartments.
16	No objections subject to the resolution of the Highways and Conservation officers' comments.	20/01140/FUL	Land Adjacent to Sundial House, Carnegie Road, Newbury for Artium Developments	Erection of three storey building to accommodate 3 no. two bedroom apartments.
17	No comment	20/01588/HOUSE	18 Speen Lane, Newbury for Katy Patten	Erection of front and side extensions.
18	No objection	20/01656/HOUSE	12 Speen Lane, Newbury for Mr & Mrs Jason, Paula Brocherds	Single storey rear extension, replacement windows, tile hanging, render and brick plinth, oak framed porch, New Velux window to rear.

Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	no objection	20/01463/PACOU	3 Boxshall Court, Pound Street, Newbury for Tompkins Rygole Ltd	Change of use from office to residential flat.

Minutes of a Special meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 10th August 2020 at 7.00pm.

Present

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Jon Gage (substitute); Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Gary Norman (Chairperson) & Tony Vickers

In Attendance

Hugh Peacocke, Chief Executive Officer
Kym Heasman, Corporate Services Officer

53. Chairperson's Welcome and announcements

The Chairperson welcomed everyone to the special meeting of the Planning & Highways Committee to consider Planning Application: 20/20/01238/OUTMAJ for Sandleford Park, Newtown Road, Newtown, Newbury for Bloor Homes & Sandleford Farm Partnership.

54. Apologies

Councillor Roger Hunneman.

55. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, David Marsh, Andy Moore 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.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

56. To hear the views and comments from the applicants and any members of the public who wish to address the Committee regarding this application

Mr David Joseph from Bloor Homes gave a short presentation to the committee and answered questions from Councillors.

The Chairperson thanked Mr Joseph for his time this evening and the work he has done with the Sandleford Joint Working Group.

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

58. To consider the recommendations received from the Sandleford Joint Working Group

Councillor David Marsh, acting for the Chair of the Joint Working group, Councillor Roger Hunneman, outlined the terms of reference and the business of the Joint Working Group. He presented to the Committee their recommendations:

The Joint Working Group recommends strongly that both parish Councils should call on the Planning Authority to refuse planning permission for this application, on three main points:

- Planning Principles – A single application for the Sandleford site and Outdated planning framework.
- Traffic modelling & Active Travel.
- Environmental & Ecological Considerations - Protection of the ancient woodlands at Sandleford Park, Nature corridors and wildlife studies and Environment and Sustainability.

The reports submitted and the research carried out are grossly inadequate and there are strong reasons for refusal.

The Chairperson asked Councillor David Marsh to thank the Working Group on behalf of this committee, for all the hard work, time, and invaluable research.

59. To agree the response from Newbury Town Council to the planning authority

Members agreed with all of the recommendations of the Sandleford Joint Working Group regarding the Council's response to the Planning Application:

20/01238/OUTMAJ for Sandleford Park, Newtown Road, Newtown, Newbury for Bloor Homes & Sandleford Farm Partnership.

Proposed: Councillor Nigel Foot

Seconded: Councillor Jeff Beck

Resolved: That this committee submits an objection to the planning authority in relation to the Sandleford planning application 20/01238/OUTMAJ, as recommended by the Joint Sandleford Working Group. (See Appendix 1 attached)

There being no other business the chairperson declared the meeting closed at 20.17 hrs

Chairperson

Planning and Highways Committee Meeting
Schedule of Planning Applications Wednesday 26th August 2020

Members are requested to consider the following planning applications, details of which will be tabled at the meeting and which are available for reference at the town hall prior to the meeting.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	Clay Hill	20/01530/OUTD	Newbury Football Club, Faraday Road, Newbury for Newbury Community football Group (NCFG)	Outline permission for replacement of clubhouse and new spectator stand at Newbury Football Ground. Matters to be considered: Access and Layout.
2	East Fields	20/01190/HOUSE	2 Adlam Villas, Greenham Road, Newbury for Mr Kasetty	Construction of front porch.
3	Speenhamland	20/01847/FULD	Land Adjacent, 4 Croft Lane, Newbury for Geraldine & Roger Wilson	Section 73: Variation of Condition 2 - Approved Plans, of planning permission 19/02279/FULD (New 3 Bed House). Amendments: Changes to areas, height and elevations.
4	Wash Common	20/01872/HOUSE	14 Highfield Road, Newbury for Sarah Galal	Proposed removal of existing single storey garage and lean-to and replacements with double storey side extension to existing dwelling with alterations to front drive and boundary wall.
5	Wash Common	20/01706/FUL	St Bartholomew School, Andover, Newbury for St Bartholomew School	Proposed erection of an external, freestanding canopy on existing hard play area.
6	Wash Common	20/01805/HOUSE	29 Falkland Drive, Newbury for Mr & Mrs Edwards	Conversion of garage to dining area
7	Wash Common	20/01729/HOUSE	10 Bartlemy Close, Newbury for Nick Drewe & Geoff Drewe	Proposed two storey side extension and single storey rear extension

8	Wash Common	20/01731/HOUSE	69 Conifer Crest, Newbury for Mr & Mrs B Shrourou	Section 73A: Variation of Condition 2 - Approved Plans, of planning permission 19/02514/HOUSE (Single storey rear extension and extension /new pitched roof over existing garage with internal alterations and external render to extension and change roof finish to slate)
9	Wash Common	20/01763/HOUSE	2 Stuart Road, Newbury for A Camron & J Hutton	Single storey rear extension.
10	Wash Common	20/01754/HOUSE	4 Oaken Grove, Newbury for Mark Russell	Replacement attached garage.
11	West Fields	20/01727/FUL	88 Bartholomew Street, Newbury for Mr M Erturk	Change of use from A1 to A3 and A5 at ground floor.
12	West Fields	20/01568/RESMAJ	1 West Street, Newbury for Ressance Land No. 56 Limited	Approval of reserved matters following Outline Permission 18/00207/OUTMAJ : Outline application for development of 20 residential apartments. Matters to be considered: Appearance and Landscaping
13	West Fields	20/01775/FULD	Newbury Electrical Supplies, 50 Bartholomew Street, Newbury for Bullfinch Homes Ltd	Conversion of former Class B unit into 1n 2 bedroom single storey unit and 3no 1 bedroom two storey town houses with associated parking and amenity spaces.
14	West Fields	20/01830/LBC2	4 St Marys Place, Newbury for Mr Graham Wilks	Section 19: Variation Condition (2) (Limit of Permission) of previously approved application (19/02025/LBC2 : Like-for-like replacement of wooden dormer window at rear of second floor attic bedroom
15	West Fields	20/01853/HOUSE	78 Gloucester Road, Newbury for Mr & Mrs Coley	Single storey rear extension the addition of a flat roof dormer to the existing loft conversion

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	20/01739/PACOU	34 Boundary Road, Newbury for Trustees of The Clive Sparkes Trust	Application to determine if Prior Approval is required for the Change of Use from Light Industrial (Class B1(c)) to 2No. Dwelling houses (Class C3), with internal works to facilitate conversion and provision of parking, shared amenity space, area where bin and cycle storage can be accommodated
2	East Fields	20/01736/PACOU	32 Boundary Road, Newbury for Trustees of The Clive Sparkes Trust	An application to determine if prior approval is required for a proposed: Change of use from light industrial to residential. Internal works to facilitate conversion. Provision of parking, shared amenity space, area where bin and cycle storage can be accommodated.

**Planning and Highways Committee Meeting
Wednesday 26th August 2020**

**Schedule of planning decisions & recommendations made by West Berkshire Council
(WBC)**

Application No.	Location and Application	Proposal	NTC Observations
20/01321/HOUSE	Upcot, Tydehams, Newbury for Mr Brian Willis	Proposed 2 storey gable and single storey orangery extensions.	No objection
WBC Final Decision – Refused			

Application No.	Location and Application	Proposal	NTC Observations
20/01628/LBC2	Swallow Chequers Hotel, 6 - 8 Oxford Street, Newbury	Section 19: Variation of Condition 2 - Approved Plans, of listed building consent 18/00949/LBC2 (Change of use and conversion of existing storage building to 1 no. three- bedroomed dwelling with access from Pelican Lane)	
Application has been WITHDRAWN			

Planning and Highways Committee Meeting Wednesday 26th August 2020

Schedule of Licensing Applications

Licence	Applicant(S)	Premises
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 20/00650/LQN	Applicant: Savers Health and Beauty Limited Location: 40-42 Kennet Centre, Newbury, RG14 5EN	Proposal: Licensable activities: Supply of Alcohol



Street Naming and Numbering Policy (SNN)

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Policy Statement

West Berkshire Council (the “Authority”) has the legal responsibility to ensure that streets are named and properties are numbered. The Authority has the power to approve or reject property addresses submitted by developers, agents or the general public, and to prescribe its own addressing schemes. The Authority uses the Towns Improvement Clauses Act 1847 (sections 64 and 65) together with section 21 of the Public Health Act Amendment Act 1907 for the purpose of naming streets and numbering properties. This power extends to commercial property as well as domestic.

All property development and address change within West Berkshire is subject to the official street naming and numbering process. Maintaining a comprehensive and high standard for naming streets and numbering or naming properties is essential as it facilitates:

- Consistency of property based information across local government and within the community of users for addresses.
- Emergency services locating a property.
- Reliable delivery of services and products.
- Location of addresses for visitors.

Anyone seeking an address change or the creation of an address for a new property must apply to West Berkshire Council following the procedures outlined in this Policy.

Proposals for street names from developers and the public are welcome for consideration. However it is recommended, when making an application, that at least 3 suggestions are put forward and that they comply with the guidelines set out within this Policy. It is advantageous for all suggestions for street and building names to reflect the local area or have a connection with Berkshire, where possible and where it avoids duplication.

If suggestions conform to this Policy and, for street names, do not meet with an objection from the Authority, local Ward Members and the relevant Town or Parish Councils, the new address will be formally allocated and relevant bodies will be notified. The Authority will take account of parties’ suggestions and recommendations, however if agreement cannot be achieved the Authority shall

determine the street name and / or address. Where street names or numbers have been established without reference to the Authority, we have the authority to issue Renaming or Renumbering Orders, under section 64 of the Towns Improvement Clauses Act 1847.

To aid the emergency services, we will endeavour to ensure that where appropriate, if a street has a name and has street signs relating to that name, all properties accessed from that street will be officially addressed to include that street name and also where appropriate, new properties are numbered.

In addition to complying with appropriate legislation, this Policy is compliant at the time of implementation, with the document "Data Entry Conventions and Best Practice for the National Land and Property Gazetteer" version 3.4 (Sept 2016), available from The National Land and Property Gazetteer custodians at: www.nlpg.org.uk

Applicable Legislation

Towns Improvement Clauses Act 1847

"Section 64: Houses to be numbered and streets named

The commissioners shall from time to time cause the houses and buildings in all or any of the streets to be marked with numbers as they think fit, and shall cause to be put up or painted on a conspicuous part of some house, building, or place, at or near each end, corner, or entrance of every such street, the name by which such street is to be known; and every person who destroys, pulls down, or defaces any such number or name, or puts up any number or name different from the number or name put up by the commissioners, shall be liable to a penalty not exceeding level 1 on the standard scale for every such offence.

Section 65: Numbers of houses to be renewed by occupiers

The occupiers of houses and other buildings in the streets shall mark their houses with such numbers as the commissioners approve of, and shall renew such numbers as often as they become obliterated or defaced; and every such occupier who fails, within one week after notice for that purpose from the commissioners, to mark his house with a number approved of by the commissioners, or to renew such number when obliterated, shall be liable to a penalty not exceeding level 1 on the standard scale, and the commissioners shall cause such numbers to be marked or to be renewed, as the case may require, and the expense thereof shall be repaid to them by such occupier, and shall be recoverable as damages."

Public Health Act Amendment Act 1907

"Section 21: Power to alter names of streets.

The local authority may, with the consent of two-thirds in number of the ratepayers [and persons who are liable to pay an amount in respect of council tax] in any street, alter the name of such street or any part of such street. The local authority may cause the name of any street or of any part of any street to be painted or otherwise marked on a conspicuous part of any building or other erection.

Any person who shall wilfully and without the consent of the local authority, obliterate, deface, obscure, remove, or alter any such name, shall be liable to a penalty not exceeding level 1 on the standard scale."

A Level 1 fine at the time of the implementation of this Policy is a fine not exceeding £200.

Charging for the Street Naming and Numbering Service

The Authority is not permitted to charge for the service of street naming as the duty to provide this service is not discretionary.

The Authority reserves its right to make an administrative charge for changing the address of an existing property or re-addressing any element of a development which has already been addressed (regardless of whether the property is habitable or occupiable), which is a discretionary service, by virtue of sections 64 and 65 of the Towns Improvement Clauses Act 1847 and section 93 of the Local Government Act 2003 (extract reproduced below). This will be exercised at our discretion.

The Council reviews this charge annually as part of its Fees and Charges review process for all services. At the time of the implementation of this Policy the charge is £86.

For information on changing the name of an existing property please following this link:
<http://info.westberks.gov.uk/index.aspx?articleid=30184>

Local Government Act 2003

“Section 93: Power to charge for discretionary services

(1) Subject to the following provisions, a best value authority may charge a person for providing a service to him if-

(a) the authority is authorised, but not required by an enactment, to provide the service to him, and
(b) he has agreed to its provision.

(2) Subsection (1) does not apply if the authority—

(a) has power apart from this section to charge for the provision of the service, or
(b) is expressly prohibited from charging for the provision of the service.

(3) The power under subsection (1) is subject to a duty to secure that, taking one financial year with another, the income from charges under that subsection does not exceed the costs of provision.

(4) The duty under subsection (3) shall apply separately in relation to each kind of service.

(5) Within the framework set by subsections (3) and (4), a best value authority may set charges as it thinks fit and may, in particular—

(a) charge only some persons for providing a service;
(b) charge different persons different amounts for the provision of a service.

(6) In carrying out functions under this section, a best value authority shall have regard to such guidance as the appropriate person may issue.

(7) The following shall be disregarded for the purposes of subsection (2)(b)—

(a) section 111(3) of the Local Government Act 1972 (c. 70) (subsidiary powers of local authorities not to include power to raise money),
(b) section 34(2) of the Greater London Authority Act 1999 (c. 29) (corresponding provision for Greater London Authority), and
(c) section 3(2) of the Local Government Act 2000 (c. 22) (well-being powers not to include power to raise money).

(8) In subsection (1), “enactment” includes an enactment comprised in subordinate legislation (within the meaning of the Interpretation Act 1978 (c. 30)).”

Naming Streets and Numbering Properties

The Authority adheres to its legislative and statutory obligations and requires that properties are numbered (or named) and marked as such within West Berkshire. It is also the Authority's responsibility to make sure, as it reasonably can, that street name plates are displayed and visible. The Authority reserves its right to use its legislative and statutory powers to affect the same.

If any person should destroy or deface a street name plate, or display an unofficial name or number on their property, then that person may be liable to a fine under the Criminal Justice Act 1982.

Property developers and local residents may suggest names for new streets. These should be submitted to:

Justina Mathewson
Street Naming and Numbering Office
West Berkshire Council
Market Street
Newbury
RG14 5LD

The Authority will consider suggestions against our criteria. Consultation takes place with Royal Mail and the Town or Parish Council for the area. The Ward or Parish Councillors may either accept the suggestion or object to it and offer their own alternatives. Any alternative suggestion will be considered by the Authority against our criteria.

If a suggestion does not meet the naming criteria set out within this Policy (updated as it may be from time to time by amendments to this Policy) it will be rejected.

If a suitable suggestion from the Ward and Parish Councillors has been selected by the Street Naming and Numbering Officer, agreement will be sought with the developer and / or applicant.

Where a street is created as all or part of a new development, all costs for the erection of new street name plates shall be paid for by the property developer. There is a specification for name plates and their locations and the Authority should be contacted for advice and approval in advance of any works in relation to the naming and / or numbering of new developments.

Maintenance of street name plates becomes the responsibility of the Authority only once the developer has finished all works to the site and the street has been formally adopted by the Authority.

No street name plate can be erected until the street name has been confirmed in writing by the Authority.

Contact the Developers Scheme Technician via trafficandroadsafety@westberks.gov.uk if any problems arise concerning street name plates. For example:

- erecting replacement name plates, or
- if a major road sign is required or requires maintenance,

please contact West Berkshire Council setting out your concerns and clearly identifying the location of the street and / or road sign.

Criteria for Naming Streets

The Street Naming and Numbering Officer will use the following guidelines when agreeing if a new street name is acceptable. Property developers and Councillors should follow these guidelines for any names they wish to suggest.

The Authority will endeavour to promote names with a local or historic significance to the area in which the new street is located. Names with a common theme are encouraged on large developments, preferably with a local or historic connection. Two developments with the same theme within the borough shall be avoided.

Any street name that promotes a company, service or product shall not be allowed. Names based on a developer's trading name are seen as advertising and are not acceptable. An exception to this may be made for a company that no longer exists, if used solely in a historical context and it is not connected to another company currently trading.

Names suggested by the developer may be used if they comply with the general street naming procedures and there are no objections from the Authority and appropriate Ward or Parish Councillors. In the event of unresolved disagreement, a final decision will be taken by the officer at the Authority who has delegated powers to approve street names within the Council's Constitution. There will be no right of appeal to the Authority's decision.

Changing a street name or a sequence of property numbering shall be avoided, unless there is specific and sufficient reason to do so. This may come in the form of a new development in the street, or a request from the emergency services. The Authority will pursue alternative solutions and only change the name or numbering if it considers that this is necessary in the circumstances. In the event that the street name or numbering needs to be changed the following steps shall be taken:

- (1) Consultation takes place with all affected rate-payers and the appropriate Ward and Parish or Town Councillors. Two-thirds of the Council Tax or Non-Domestic Rates payers must be in favour of the proposed change for it to proceed.
- (2) A report, with evidence of ratepayers' approval (in accordance with section 21 of the Public Health Act Amendment Act 1907), shall be made to the Portfolio Holder for Street Naming and Numbering of the Authority, seeking their endorsement to instigate the change.

Criteria for Addressing a Property

When making an application for a plot or development to be numbered, the developer must provide the following information:

- Planning Application Reference Number – Street Naming and Numbering for a development can only be administered subject to approved planning permission, and without this no address will be allocated unless justification can be supplied.
- Plans clearly showing plot numbers, location in relation to existing land and property, and the placement of front doors or primary access on each plot.

- Internal layout plans, if appropriate, for development that is sub-divided at unit or floor level.

Where an existing street does not contain numbered properties, new properties will require a name. For an infill development of two or more properties accessed by a private drive, and if deemed appropriate by the Street Naming and Numbering Officer, we will agree with the developer the name of a property group, i.e. 1 – 4 Stable View , Down End.

Any property with a primary number must always use and display that number. Where a property has a name and an official number the number must always be included in the address and displayed on the property. The name cannot be regarded as an alternative. The Authority reserves its right to enforce its powers under section 65 of the Towns Improvements Act 1847 in this regard.

Street Naming Guidelines

- (1) New street names shall not duplicate any name already in use in the District.
- (2) Distinctions by thoroughfare type within the same or adjoining area are to be avoided, i.e. Butterworth Drive and Butterworth Road.
- (3) Street names with phonetically similar names will also be avoided, i.e. Willows Avenue and Winnows Avenue.
- (4) Street names that may be considered or construed as obscene, racist or which would contravene any aspect of the Authority's equal opportunities policies will not be acceptable.
- (5) Street names that may be open to re-interpretation by graffiti or shortening of the name shall be avoided.
- (6) New street names shall not be assigned to new developments when such developments can be satisfactorily included in the current numbering scheme of the street providing access.
- (7) In order to avoid causing offence either by inclusion or exclusion, no street shall be named after any living person.
- (8) Words of more than three syllables and the use of more than two words (excluding the thoroughfare type) shall be avoided.
- (9) Street names are unacceptable if they are likely to cause difficulties in spelling or difficulties in pronunciation, as these may lead to confusion in an emergency situation or result in demands for a change of address from occupiers.
- (10) Street names or addresses cannot be personally linked to the developer either by way of individuals or names associated with the developer.

Property Addressing Guidelines

- (1) All new property development shall be numbered rather than named. Exceptions will apply in existing streets where no numbering scheme exists, or where the extent of infill numbering has been, in the Authority's contemplation, exhausted.
- (2) New streets shall be numbered with odd numbers on the left hand side and even numbers on the right, commencing from the primary entrance to the street. Where the street is a thoroughfare between two other streets, the numbering shall commence at the end of the street nearest the centre of the town or village.

- (3) Consecutive numbering may be used in a cul-de-sac or in a situation where there is no scope for future development in the street.
- (4) The number of a property will be allocated to the street onto which the front door faces. If the front door provides no direct access from that street, an exception may be made.
- (5) Numbers should remain in sequence, however developers will be given the choice to miss numbers such as 13.
- (6) Flats and units shall be given individual numbers where possible. The sequence of the numbering depends on access to front doors of individual premises, but especially for flats they will be numbered clockwise with the first flat on the left at the entrance to the building or floor as applicable.
- (7) When a numbered property is converted to flats, the flats should be lettered where appropriate, i.e. Flat A, 20 High Street. The same shall apply for units, apartments and other forms of property sub-division where applicable.
- (8) A numbering scheme shall be avoided where the primary address contains a number, i.e. Flat 1, 20 Badgers Crescent.
- (9) If flats are built on a numbered street and cannot be logically integrated into the current numbering of that street, a name will be given to the block and the flats lettered internally, i.e. Flat A Fiddlers House, 27 Crown Street.
- (10) When new properties are built on an existing street and there are no available numbers to use whilst retaining the current sequence, a letter shall be used as a suffix, i.e. 15A.
- (11) New street names shall not be assigned for the sole purpose of avoiding numbers with a suffix.
- (12) A business name shall not take the place of a number or a building name.
- (13) Private garages and buildings used for housing vehicles and similar purposes will not be numbered.
- (14) A piece of land, i.e. a farmer's field, cannot be given an official address, only property on that piece of land can have a conventional address for the purposes of delivering mail and services.
- (15) On a street without numbers a name will be allocated to any new property.

Responsibility for Property Addressing


All elements of an address, with the exception of postcode and post town, are defined by the Authority. The numbers and names assigned to property and the official names assigned to streets are the Intellectual Property of the Authority.

Allocation of postcodes is managed by Royal Mail and must be confirmed by them. The Authority may undertake this process on the applicant's behalf and inform the applicant and other interested parties. The Authority reserves the right to complete a Street Naming and Numbering application without the provision of postcode or post town information. The maintenance of postcode information, and any future change to individual postcodes or postcode sectors, is the responsibility of Royal Mail. The Authority accepts no responsibility or liability for omission of postcode or post town information, nor for any failure of services arising from this omission.

Contact Details

Justina Mathewson
Senior Technician – Developers Schemes
Environment Department
Market Street Offices
Newbury
RG14 5LD

SHAW-CUM-DONNINGTON - PLANNING LAYOUT

<h1 style="text-align: center;">Taylor Wimpey</h1> <p style="text-align: center;">Taylor Wimpey Oxfordshire, Windrush Court, Suite J, Abingdon Business Park, Abingdon, Oxfordshire, OX14 1SY t: 01235 541900 f: 01235 541901</p>			
<p>Project Title LAND AT SHAW-CUM-DONNINGTON</p>			
<p>Drawing Title PLANNING LAYOUT</p>			
Date MAY 2019	Drawn FOCUS	Checked	Scale 1:500@ A0
Consultant			
Drawing Number 0685-102		Rev. B	

Notes:

All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

Key

- Studio
- 1B2P
- 2B4P
- 2B4P DUPLEX
- 2B4P HOUSE
- 3B5P HOUSE
- HUB
- Commercial
- Water Booster
- Cycle Store
- Sub Station
- Refuse Store
- Gas Meter
- Refuse Store 2
- Refuse Store 1

P01 03.03.16 Issue for Planning DXC DC

Rev Date Description Drawn / Chkd

Drawing Status

Preliminary

Client

Grainger Newbury Limited



23-25 Great Sutton Street
London EC4V 6DN
+44 (0) 20 7017 1780
www.jtp.co.uk

Project

Market Street, Newbury

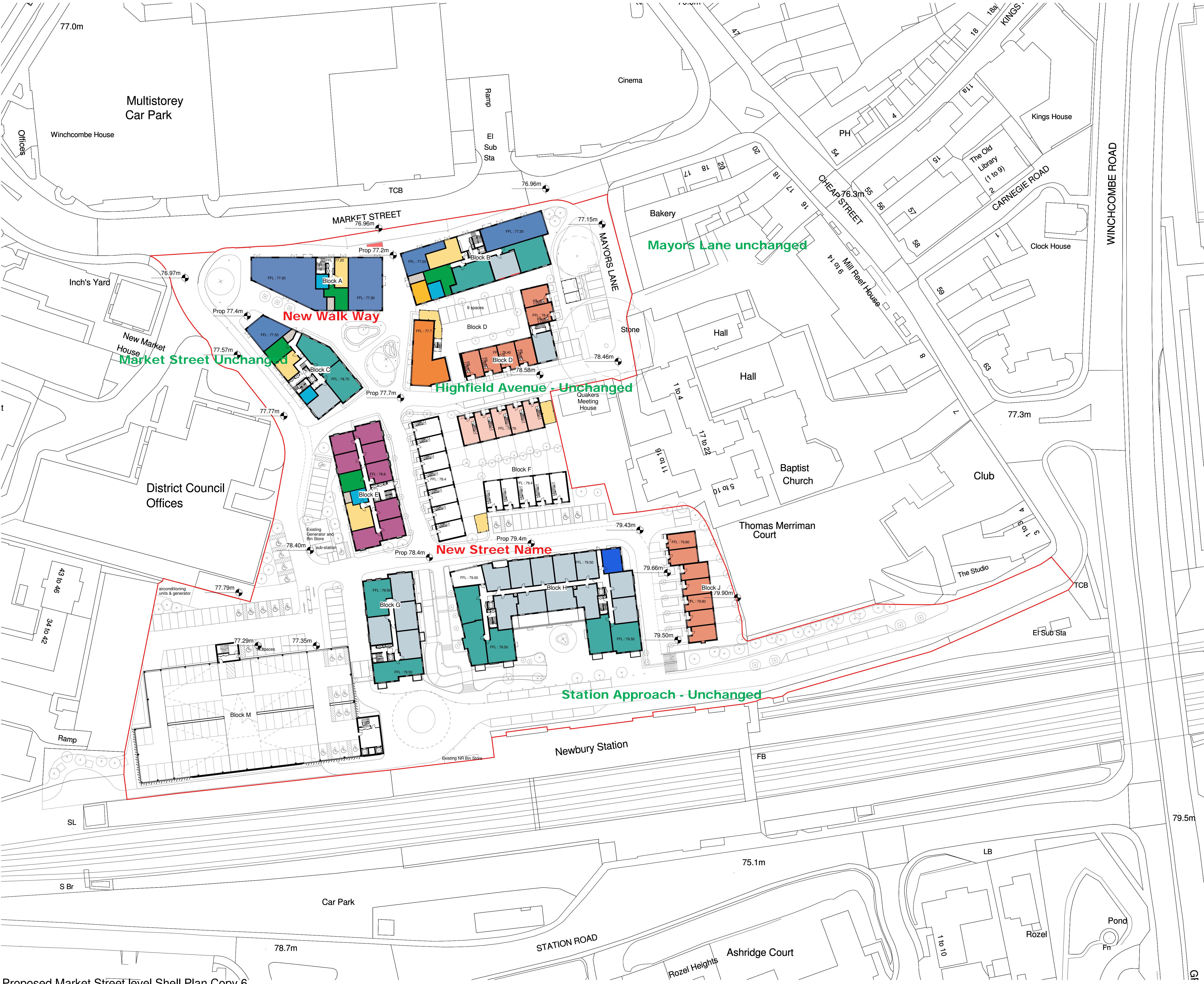
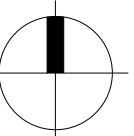
Drawing Title

01 - Proposed Market Street
Level Shell Plan

Scale @A1 1 : 500 Job Ref. 00778

Drawing No. MP_17 Revision: P01

Scale Bar 0 5 10 15 20 25 m



1759, when Thomas Davis started at 22 Market Place (next to White Hart House) as a furniture valuer, repairer and auctioneer. Later the firm auctioned freehold property and became Davis, Alexander and Few. By 1887 it had become Few & Dreweatt. In 1919 it became Dreweatt, Watson and Barton. In 1986 the firm moved into newly built premises at 16-18 Market Place, which had replaced the Plaza Theatre. In 1987 there was a merger with A W Neate & Sons and a change of name to Dreweatt Neate. The Donnington firm of Dreweatts (auctioneer of fine art and antiques) is not part of Carter Jonas. Dreweatts of Donnington has been independent of Dreweatt Neate since 2003, when it became part of the Fine Art Auction Group Ltd.



The Market Place and Corn Exchange, 28th August 2010.

MARKET STREET runs between Cheap Street and Bartholomew Street. This street was named in 1873 shortly before the new cattle market was opened on Thursday 18th December that year, on the site of the present-day bus station. It was in February 1869 when the Mayor of Newbury (Henry Dolton) reported that "various applications had been made to him to establish a new cattle market in this borough". No time was wasted for in May that same year the Borough Council was considering the purchase of property in Cheap Street which "would give access to Balloon Meadow well situate for a new cattle market". It was also agreed to construct a new street alongside the market from Cheap Street to Bartholomew Street. There was already at that time a way through between these two streets. Predating 1723 and known as May's Lane, its course ran slightly south of present-day Market Street (see Mayors Lane). The new street thus constructed was Market Street.

The new market replaced an old cattle market situated in the vicinity of the present-day indoor piazza at the southern end of the Kennet Centre. Of interest to note in this respect are the references in the 1851 census to the Old Cattle Market and the New Cattle Market, both situated between Cheap Street and Bartholomew Street. Furthermore, Joseph Toomer's census of 1815 includes the names 'Cattle Market Lane' and 'New Cattle Street'.

Market Street was sometimes referred to by other names. The name 'Newmarket Street' was used in the 1901 census, probably inspired by the presence on the corner of Cheap Street of the *Newmarket Inn*, which dated from about 1869: its location is currently occupied by the Vue Cinema. In 1920 A W Neate (estate agent) was advertising property "on the corner of Cheap Street and Cattle Market Street".

The opening of the 1873 cattle market was a grand affair: those in attendance included Lord Carnarvon (4th Earl), his wife Lady Evelyn Carnarvon, the Mayor and Corporation, the Rector of St Nicolas' Parish (Revd James Randall) and local magistrates. At three o' clock in the afternoon a large number of townspeople gathered outside the Town Hall. From there a procession (accompanied by the town crier) proceeded to the new cattle market, where speeches were made and cheers were raised. There then followed a banquet in the Town Hall for about 240 guests. Inside the Council Chamber a large scroll was hung with the words 'God save the Queen and Prosper the New Cattle Market'.

Although the new market was known as the 'cattle market' special pens were also provided for horses, sheep and pigs. On the opening day in 1873, a total of 798 animals was recorded as being bought and sold. In 1914-15 the market area was extended southward, thereby increasing its area from 3,300 sq yards to 5,100 sq yards. Previously the market had thirty cattle pens and seventy pens for other animals. It reopened on 30th September 1915 with 120 cattle pens and 110 other pens.

In 1953 the market was reconstructed and modernized. Thursday (Market Day) had long been a busy day in Newbury. Folks flocked in from the surrounding district and business was brisk in this country market town. Things changed and commercial activity at the market declined. The cattle market closed down after business on Thursday, 26th June 1969. The site was eventually cleared and used as a car park. Then in 1973 Newbury Borough Council agreed to build its first multi-storey car park. It was built on the cattle market site and completed in 1975. The multi-storey car park (not an attractive building) was in use for just thirteen years for in Spring 1988 it was bulldozed. The central bus station was established there in the following year.

The bus station actually opened on Sunday, 20th August 1989. Three days later it was officially opened by Tony Steel, Chairman of Newbury District Council. Previously it had been at The Wharf for four years and before that it was on the site of the present-day multi-storey car park on the corner of Market Street (north side) and Bartholomew Street. It occupied the latter site for twelve years from 1973.

Sainsbury's supermarket first opened in The Mall (4-10 Kennet Centre) on 8th August 1972. The store was considerably enlarged fifteen years later, reopening as such on 3rd December 1987. Debenhams opened in the Kennet Centre on 9th October 1989.

A row of seventeen cottages (1-17 *Victoria Place*) on the north side of Market Street was demolished shortly before 1972 to make way for development of the Kennet Centre. On the other side of the road, *Victoria House* still currently stands on the corner of Market Street and Mayor's Lane.

Six large engravings on the wall of this building depict towns in the south of England: they are (from west to east), Bath, Salisbury, Newbury, Oxford, Reading and London.

The Council Offices, newly built for about £3.7 million, were opened for public use on Tuesday, 13th April 1982. Prior to that time, Newbury District Council, having been formed by an amalgamation of Newbury Borough Council and surrounding Rural District Councils in 1974, occupied offices in Cheap Street (opposite Carnegie Road), the Town Hall (Newbury) and (for the first ten months) Phoenix House (Bartholomew St) and a portakabin in Wharf Street. Following an expensive reorganization twenty-four years later, whereby Berkshire County Council was abolished, most of the latter's responsibilities were transferred to six District Councils. Newbury District Council thus became West Berkshire District Council in 1998 (see Floreat Gardens).

excavated during the period 1878-98. First occupation of eight houses in this road occurred in 1964-65 and the initial development of forty houses was complete by the end of 1966. Three houses (43, 45 and 42) were added during 1972-75. Number 34 was demolished and replaced by 34A and 34B during 1984-87. The name of this road, which appears to have been suggested by the developer, has no local significance. From shortly before 1960 there was a shop at 151 Bartholomew Street (north corner of The Arcade) known as *Mayfair* (selling ladies' gowns). Reliable information received indicates there was no connection between that shop and Mayfair Drive. The shop was still there in 1974.

The most likely explanation for the name 'Mayfair Drive' is that the developer (alias Jack Eden) wanted a well-known name of distinction and the Borough Council accepted his suggestion. Mayfair in London approximates to the area bordered by Hyde Park, Oxford Street, Regent Street and Piccadilly. Most of London's Mayfair was first developed between the mid-17th century and the mid-18th century as a fashionable residential district. It is now mainly commercial, with many offices, including those of some major corporate headquarters. Mayfair contains London's largest concentration of luxury hotels, many restaurants and some exclusive shops but there is still a substantial quantity of residential property there. Rents in Mayfair (London) are among the highest in the world. London's Mayfair acquired its name from the annual fifteen-day *May Fair*, which took place on the site that is Shepherd Market today. The fair ran from 1686 until 1708, when it was closed down due to the constant boisterousness and disorder of the fair's revellers.

MAYORS LANE leads southward off Market Street. There are currently no dwelling-houses in this lane, just commercial premises, namely *Victoria House* (currently unoccupied, previously occupied by chartered surveyors), the Empire Café (bakers, confectioners, patisseries; established over 100 years ago, see Cheap Street) and the Motorists' Discount Centre.

Six dwellings stood north of the Quaker Burial Ground in 1878: they remained there until about 1936. The burial ground is marked by a mature horse-chestnut tree in this lane. Beside the tree there is a marker with the words "This stone is fixed here to mark the site of the old Quaker Burial Ground: Newbury District Council, August 1975". The burial ground remained intact until 1914-15, when the cattle market was extended. Remains of those buried there were transferred to the municipal cemetery at Shaw.

It is tempting to regard the name of this lane as a corruption of May's Lane, the latter being clearly annotated (in the same position as Mayor's Lane) on Joseph Toomer's map of 1815. There certainly was a May's Lane - references to it occurred in the Borough Council's minutes of 1723 but John Willis showed May's Lane approximating to the present-day course of Market Street on his map of 1768. The present-day Mayor's Lane, which extended in those days to what is now Station Approach, was shown unnamed on the Willis Map. There were certainly plenty of people with the name 'May' in Newbury in 1815. It was then that Joseph Toomer of Newbury carried out a census of the inhabitants of the town. Twenty-two of them shared the surname 'May'. There is also a reference in the council minutes of 1826 to May's Lane. The names 'Mayor's Lane' and 'Quakers Burial Ground' both appeared in the census of 1851, when fourteen dwellings plus the *Mendicity House* were recorded there.

Notwithstanding the origin of May's Lane, it is most likely that Mayor's Lane acquired its name from the Mayors of Newbury. Writing about the Quakers' Burial Ground in March 1914 (*Newbury Weekly News*), Walter Money referred to the old *Mendicity House* which dated back to the late 17th century and was then (1914) a ruin but previously was a structure of character with solid oak window frames. It was situated in what is currently the entrance road to Thomas Merriman Court (immediately east of 1 Highfield Avenue). Mendicity houses were the forerunners of the workhouse system. It was in this local *Mendicity House* that the Mayor of Newbury "for the time being distributed the public alms to the poor and gave them tickets for soup". This regular event, suggested Walter Money, gave rise to the name 'Mayor's Lane'.

It is of interest to note that at least one Mayor of Newbury (George Payne, 1838-39 and 1840-41) was a Quaker. Long after the Toleration Act of 1689, Quakers were often regarded with suspicion. This was manifest in 1838 with regard to George Payne: according to Vera Garlick (*Newbury Scrapbook*) George Payne "had to take an oath that he would not use his mayoral rights against the Established Church". However, rather than swear an oath on the Bible, Quakers could by that time 'solemnly declare and affirm' truthfulness in their statements.

McKENZIE COURT is situated on the former site of Newbury College. Developed by David Wilson Homes Ltd, it comprises nine dwellings in one large building and was named in 2004 after William McKenzie, civil engineer.

William, eldest of eleven children of Alexander McKenzie and Mary (née Roberts), was born at Marsden Chapel, Nelson, Lancashire, on 20th March 1794. He began an apprenticeship with a Blackburn weaver but abandoned that for civil engineering. Eventually he took a job with John Cargill, one of Thomas Telford's favourite contractors, working on Craigellachie Bridge (Morayshire-Banffshire). In 1822 William McKenzie became one of the agents for work on the Gloucester and Berkeley Canal. Soon afterward he was appointed as resident engineer for construction of Telford's bridge over the River Severn at Tewkesbury. Following that he was appointed resident engineer, under Telford, on the Birmingham Canal improvements. McKenzie then turned to contracting and during the 1830s, his many contracts included tunnel works on the Liverpool and Manchester Railway. He combined his contracting work with that of consultancy work for various canal and waterworks companies.

In 1836 William's father died and two years later, Mary, his first wife died. Despite these setbacks, William still had family support, notably that of William Dalziel (his brother-in-law) and Edward McKenzie (his youngest brother), who joined his company.

McKenzie's reputation for good workmanship and reliability led him to be approached about a tunnelling contract at Rolleboise on the Paris to Rouen Railway. He joined forces with Thomas Brassey and won that contract: the work started in 1841. Following its completion in 1843, McKenzie gained railway contracts in Spain, Italy, Belgium and other parts of France. McKenzie and Brassey established themselves as the leading European railway contractors in the 1840s. In Britain they built several railways, including the Chester and Holyhead Railway, the North Staffordshire Railway and the Caledonian Railway. They were also involved with dock and harbour work at Greenock and Birkenhead.

In January 1848 William McKenzie became seriously ill with gangrene. He recovered and was active for another eighteen months before falling ill again at the end of 1849. He never fully recovered after that and lost his left foot in 1850. William died at his home, 74 Grove St, Liverpool, on 29th October 1851. He had married secondly to Sarah Dewhurst in 1839 but both his marriages were childless. In 1868 his brother Edward, who became a millionaire, had a monument to William erected at St Andrew's Church, Rodney St, Liverpool, where William had been buried.

MEADOW ROAD connects with Wendan Road and Paddock Road. It was first developed from 1933-4 by Hoskings & Pond Ltd. Four houses (2, 6, 14 and 16) had been built and occupied by June 1935 and seventeen by June 1936 (odd numbers 1-17 and even numbers 2-16). No further building took place until after 1954. Prior to that time Meadow Road was a cul-de-sac off Wendan Road and the house numbers ran from the closed end (east to west). This created a problem when the road was extended eastward towards Paddock Road, so the numbers were changed to run from west to east in 1956. It was then that number 13 was eliminated - the result of ingrained superstition! During 1956-58 Meadow Road was extended to meet Paddock Road and more houses were built on the southern side at that time. Three shops (27-31) were also built and were open for business by 1959: number 27 was a grocery shop (firstly Lufy's Stores, then G W Jarvis); number 29 was a butcher's shop (J Cole) before being incorporated into

Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 3rd August 2020.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
 - 3.1 Report on actions from previous minutes
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Planning Decisions (if any)
8. Schedule of Prior Approval Applications (if any)
9. Schedule of Licensing Applications (if any)
10. Update from The Western Area Planning Committee
11. Sandleford Park Joint Working Group – Update
12. Update on Town Centre re-opening
13. Newbury Football Club Update

To be confirmed	Update on PDR's
	The Future of the Kennet Centre
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO