

29/11/2022.

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

Substitutes: Councillors Martin Colston, Jon Gage and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 05/12/2022 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA and streamed via Zoom. The meeting is open to the press and public.

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

<https://us02web.zoom.us/j/89616258452?pwd=RDlOU21WYmQwQnpudXE4MTRCbXNCUT09&from=addon>

Meeting ID: 896 1625 8452

Passcode: 404313

Hugh Peacocke
Chief Executive Officer

AGENDA.

1. Apologies

2. Declarations of Interest and Dispensations

Chairperson

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

3. Minutes (Appendix 1)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 14/11/2022 (already circulated).

3.2 To receive any updates on actions from previous meetings.

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ townCouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Making Newbury a Town
we can all be proud of.

4. **Questions and Petitions from Members of the Public**
Chairperson
Questions, in writing, must be with the CEO by 2:00 pm on Friday 02/12/2022.
5. **Members' Questions and Petitions**
Chairperson
Questions, in writing, must be with the CEO by 2:00 pm on Friday 02/12/2022.
6. **Schedule of Planning Applications (Appendix 2)**
Chairperson
To comment on the planning applications listed at the attached schedule.
7. **Schedule of Licensing Applications (Appendix 3)**
Chairperson
To comment on the licensing applications listed at the attached schedule
8. **Update on Newbury's Neighbourhood Development Plan**
Chairperson
To receive an update on Newbury's Neighbourhood Development Plan.
9. **Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
10. **Updates on Section 215 of the Town and Country Planning Acts (Appendix 4)**
Chairperson
 - 10.1 **To receive** an update on any actions arising on the current list.
 - 10.2 **To resolve** to add any other lands which the Council considers are injurious to the amenity to the area.
11. **Road names for the housing development on lands north of Pinchington Lane (Appendix 5)**
Chairperson
To respond to the Planning Authority's request for suggested names.
12. **Affixing of Council seal**
Chairperson
To resolve to affix the Council's seal to the lease of Suite 9, Town Hall.
13. **Forward Work Programme for Planning & Highways Committee (Appendix 6)**
Chairperson
To note and agree any other items that Members resolve to add to the Forward Work Programme.

**Minutes of a meeting of the Planning and Highways Committee
held at 7:30 pm on Monday 14 November 2022, in the
Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,**

Present

Councillors Nigel Foot (Chairperson); Phil Barnett; Billy Drummond; Roger Hunneman; Pam Lusby Taylor, Stephen masters (Substitute for Councillor David Marsh), Vaughan Miller, Andy Moore and Tony Vickers.

In Attendance

Hugh Peacocke, Chief Executive Officer (CEO)

94. Apologies

Apologies received from Councillors Jeff Beck, Jo Day, David Marsh and Gary Norman.

95. Declarations of Interest and Dispensations

The CEO declared that Councillors Phil Barnett, Billy Drummond, Stephen Masters, 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.

Councillors Phil Barnett, Billy Drummond and Tony Vickers are also Members of Greenham Parish Council.

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

Councillor Vaughan Miller told the meeting that he is an adviser to the Newbury Community Football Group. As this is not a paid role, he intends to speak and vote on the matter, should there be any discussion or business relating to it.

96. Minutes

Proposed: Councillor Billy Drummond

Seconded: Councillor Phil Barnett

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on 24/10/2022, be approved, and signed by the Chairperson.

97. Actions from previous meetings

The CEO reported that the licensing officers of WBC were happy to give a presentation to all members, on Zoom, rather than a slot at a committee meeting. Members agreed this suggestion and the CEO will take it forward.

In response to a question from Councillor Stuart Gourley regarding speed limit signs on Turnpike Road, WBC said that they felt no additional signage was required.

Councillor Phil Barnett asked if any reply had been received to a question regarding contamination at the Sterling Cables site and the CEO said he would check this.

The CEO had asked the Essex Wynter Trust for an update on the position regarding their properties at Argyle Road, Newbury; no response to date.

98. Questions from members of the public

Questions received from Mrs. Paula Saunderson:

1. *In relation to PA 21/01452FULEXT there is no Ecological Survey available in the documents so is this Committee content that no protected species are being displaced by this development, or if they are then mitigation has been put in place?*
2. *The Ecologist has not responded to the latest plans however in his original response he mentions including Bat & Bird Boxes and Bee Bricks, yet the Landscape Management Plan does not include the maintenance of these, so is this Committee content that these wildlife aides will be included?*

The Chairman replied that these questions would be considered later at the meeting when this application was discussed. The applicants for the development were attending the meeting and Mrs. Saunderson would have the opportunity to address her questions directly to them.

99. Suspension of Standing Orders

The Chairman told the meeting that a question had been received after the deadline from Councillor Phil Barnett and asked that Standing orders be suspended to consider it.

Proposed: Councillor Nigel Foot

Seconded: Councillor Billy Drummond

Resolved: That Standing orders be suspended to allow the meeting to receive the question from Councillor Phil Barnett.

Question received from Councillor Phil Barnett:

Whilst during the construction of new and especially large developments, dust, dirt, and traffic disturbance are items that are expected nevertheless effecting quality of life for residents surrounding sites. In the case of the residents surrounding the development on the north of Pinchington Lane, not only the above do they have to contend with the above, but the continual vibration from the pounding machines compressing the land. From videos, I've been shown crockery and glassware are being shaken in homes in the surrounding roads.

Therefore, can this planning committee of Newbury Town Council write to the contractors (Cognition) to establish why heavy compacting equipment needs to be used on the site, which has a serious detriment to the surrounding areas.

The Chairman replied that the council would write to the contractors in this matter.

In answer to a supplementary question from Cllr. Barnett, the Chairman said that the Council would ask the planning authority if the developers were complying with the conditions of the permission for this development.

100. Members' Questions and Petitions

Questions received from Councillor Stuart Gourley:

- 1. Many residents of Clay Hill are looking for an update on Manor Park Playing Pitch proposal. As part of the public consultation WBC held a webinar which they promised the participants that they would share the feasibility study (which they didn't) and the results of the public consultation (which they haven't). As it's been almost 5 months since the consultation can I ask this committee to request the feedback from the public consultation as promised, and for an update on this proposed playing pitch?'*

The Chairman replied that the Council would ask WBC for the information requested.

- 2. The Waller Drive development now has a resubmitted plan - on review the developer has removed any provision for affordable housing from the plan - please can I urge the committee to strenuously object to the removal of this from the resubmitted plans and urge the developer to include provision for affordable housing to ensure an increase in supply in Clay Hill and Newbury.*

The Chairman replied that this question would be considered later at the meeting when this application was discussed. The applicants for the development were attending the meeting and the question would be put directly to them.

101. Schedule of Planning Applications

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

- 102. Schedule of Licensing Applications**
The Committee had no objections to the licence application by Mint, at 10 Bartholomew Street. (Ref:18/01534/LQN).
- 103. Schedule of Appeal Decisions**
The Committee received the decision of the Planning Inspectorate (PI) in relation to 21/01911/FULD - Land Adjoining 11 Pond Close Newbury for the removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking. The Committee had advised the Planning Authority (PA) of its *“strong objection to the proposed development based on it being an overdevelopment, causing potential parking issues and limiting emergency vehicle access.”*
- Committee welcomed the PA’s decision to refuse permission and expressed its disappointment at the decision on appeal. The CEO was directed to write to the PI advising them of the Council’s disappointment at this decision on appeal.
- 104. Proposal to make a public footpath at Fairview on Andover Road**
The Committee supported the proposal.
- 105. Pre-Application Consultation: Proposed base station installation upgrade at Cornerstone 12134225, rear of Canal House, Horizon West Estate, Canal View Road, Newbury, Berkshire, RG1 45XF**
The committee had no objection to this proposal.
- 106. Update on Newbury’s Neighbourhood Development Plan**
The Chairman of the Steering Group told the meeting they continued to promote the survey which closed on 30 November 2022.
- 107. Update from The Western Area Planning Committee**
The Committee noted that the last WAP Committee meeting had been cancelled.
- 108. Planning & Highways Key Performance Indicators**
Noted. No changes proposed.
- 109. Town Council Strategy 2019-2024**
The Committee recommended the following addition:
“That the Council would promote allotments to be provided in new developments, where applicable.”
- It was also noted that some of the deadlines in the Strategy needed to be updated.
- 110. Planning & Highways Committee Budget 2023-24**
Noted. No changes proposed.
- 111. Forward Work Programme for Planning & Highways Committee**

The following items were added:

- To arrange the WBC licensing presentation to all members
- To consider suggested names for the housing development north of Pinchington Lane (5 December)
- To respond to the LAP consultation (2023)

There being no other business, the Chairperson declared the meeting closed at 20:39 hrs.

Signed: _____
Chairperson

Date: _____

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

Ward	Resolution	Application Number	Location and Applicant	Proposal
Adjacent District	NTC supports the objections made by WBC regarding this application.	22/02530/OOD	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge, Andover Road, Wash Water Hampshire	Out Of District Planning Consultation BDBC: Re: Amendment to 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road
Clay Hill	No Objection	22/02282/HOUSE	66 Kiln Road, Newbury for Mr Robert Sheppard	Replace existing timber shed and lean to greenhouse with new brick shed / greenhouse, as permitted under permission 21/01827/HOUSE, with amendments to doors to more closely match existing house style

Ward	Resolution	Application Number	Location and Applicant	Proposal
Clay Hill	Nothing changed in this application. Previous objections of NTC still apply. NTC also object to the proposed change of use from industrial to storage, in an area designated for employment uses.	22/02310/FUL	Newspaper House, Faraday Road, Newbury for Cinch Self Storage	Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage
East Fields	No objection	22/02313/ADV	Downs Carpets, Hambridge Road, Newbury for MKM Building Supplies	25 illuminated and non-illuminated fascia signs
East Fields	No objection	22/02451/HOUSE	4 Chesterfield Road Newbury West Berkshire RG14 7QB for Mr & Mrs Tyler	Demolition of existing side extension and construction of replacement single-storey side extension and associated works
East Fields	NTC objects to this proposal as it is felt that it is out of scale and out of character with adjoining properties, which it also overlooks and overshadows. Also raised concerns that the development has already taken place and this is a retrospective application.	22/02395/HOUSE	19 Queens Road Newbury RG14 7NH for Mr & Mrs B. Rawlings	Proposed 14.71 m2 extension to existing rear single storey element + refurbishment of kitchen, roof and installation of ground floor Toilet.
Speenhamland	No objection.	22/02492/FUL	Aldi Foodstore Ltd London Road Newbury RG14 1LA	Demolition of the existing office building, and the extension and reconfiguration of the existing food store car park, with other associated works.
Wash Common	No objection.	22/02271/HOUSE	2 Valley Road, Newbury for Mr Kim Wells	2no, 2-storey extensions and single storey rear extension

Ward	Resolution	Application Number	Location and Applicant	Proposal
Wash Common	No objection.	22/02279/HOUSE	17 Falkland Drive, Newbury for Alex Whyatt	Fenestration changes, a replacement roof for existing structure and adding a first-floor level to a bungalow to include dormers
West Fields	No objection.	22/02281/FULD	61 Russell Road, Newbury for Bartlett Property Development	Demolition of existing dwelling and erection of four dwellings
West Fields	No objection.	22/02420/HOUSE	110 Russell Road Newbury RG14 5LA for Mr & Mrs Mann	Single storey rear and front extensions
West Fields	No objection.	22/02475/LBC	105 Bartholomew Street Newbury RG14 5DY	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront
West Fields	No objection.	22/02473/FUL	105 Bartholomew Street Newbury RG14 5DY	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront
West Fields	No objection.	22/02454/ADV	25B-25C Northbrook Street Newbury RG14 1DJ	Shopfront fascia signage displaying company logo and Projecting sign displaying company logo

Newbry town Council, Planning and Highways Committee Meeting
Schedule of Planning Applications and consultation responses
14/11/2022

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
1.	Clay Hill	22/02614/FUL	West Berkshire Community Hospital, Rookes Way, Thatcham for	Erection of an MRI and PET-CT Scanning Facility, hardstanding, landscaping and Car Parking	The Council supports this application. It is recommended that the roof of the buildings be used for PV panels.
2.	Clay Hill	21/01452/FULEXT (Amended plans)	Land South of Waller Drive, Newbury for CALA Management Ltd	<p>Original: Full planning application for the redevelopment of the site for 48 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding.</p> <p>Amendment: Reduction of dwellings from 66 to 48; change to layout; increase in private garden sizes; removal of some garages; change to the location of the play area; amended energy strategy; amended drainage strategy; amended hard and soft landscaping scheme including additional tree planting; amended internal road and parking layout; removal of affordable housing for viability reasons.</p>	<p>Objections:</p> <ol style="list-style-type: none"> 1) provision should be made for affordable housing as part of the development. 2) Concern over the cumulative impact on surface water drainage of development proposals in this area. 3) Concern over contamination of the river Kennet. <p>Should planning permission be granted without on-site affordable housing, the developer should be required to make a contribution under S. 106 towards affordable housing.</p>

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
3.	East Fields	22/02605/HOUSE	3 Mount Close, Newbury for Mr Ross Macaskill	Two storey side extension	No objection
4.	East Fields	22/02644/ADV	Unit 9A Newbury Retail Park Pinchington Lane Newbury for	Sign A - 1 off Illuminated 'Pets at Home' flexbox fascia sign, Sign B - 1 off Illuminated 'Vets4Pets' roundel fascia sign, Sign C - 1 off Illuminated 'the groom room ' roundel fascia sign, Sign D - 4 off Non-Illuminated poster cases to fascia, Sign J - 1 off set of Non-Illuminated glazing vinyls to fascia, Sign H - 1 off set of Non-Illuminated Manifestation Dots to fascia doors, Sign F - 1 off Non-Illuminated 'Deliveries' fascia panel, Sign I - 1 off set of Non-Illuminated Solar Glazing Vinyls to fascia	No objection
5.	East Fields	22/02706/FUL	60 Queens Road, Newbury for Potens	Change of use from single dwelling (C2) into a house for multiple occupation (C4) with minor single storey extension and outbuilding	No objection
6.	Speenhamland	22/02620/REG4	Robert Sandilands Primary School & Nursery, Digby Road, Newbury for Robert Sandilands School	To develop/refurb our early years recreational space. Remove deteriorating wet pour and replace with artificial grass, small element of rubber mulch and a rock climber and musical stage play equipment	Newbury Town Council supports this application.
7.	Speenhamland	22/02554/HOUSE	2 Hawthorn Road, Newbury for Mr & Mrs G Green	Single storey side extension	No objection

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
8.	Wash Common	22/02271/HOUSE (Amended plans)	2 Valley Road Newbury for Mr Kim Wells	<p>Original: 2no. 2 storey extensions and single storey rear extension and the creation of a new vehicular access.</p> <p>Amendment: The Location Plan and Block Plan are amended to reflect the proposed vehicular access.</p>	No objection
9.	Wash Common	22/01784/FULD (Amended plans)	Newbury House 237 and 235 Andover Road, Newbury, for Sovereign Housing Ltd	<p>Original: Demolition of existing 2-bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 4no. four-bedroom dwellings, external alterations to Newbury House, new vehicular access from Dormer Close, and, associated landscaping. Resubmission following 22/00086/FULD.</p> <p>Amendment: Demolition of existing 2-bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 2No. dwellings, external alterations to Newbury House and associated landscaping. Resubmission of application 22/00086/FULD</p>	No objection, on condition that the 2 proposed houses are sited as far away as possible from the existing dwellings at Dormer Close.
10.	Wash Common	22/02715/HOUSE	Dormers Tydehams Newbury for Mr H & Mrs T Rogers	Proposed single storey garden room	No objection

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
11.	Wash Common	22/02711/HOUSE	10 Three Acre Road Newbury for Mr & Mrs Christopher Rand	Single storey rear extension	No objection
12.	West Fields	22/02337/FUL	Unit A Bamboo House, 11 Market Street, Newbury for Gemma Garratt	The proposal is for the installation of new louvres to the North elevation in association with the use of the ground floor as a single fitness studio to facilitate ventilation into plant room.	Objection- environmental health concerns (noise)
13.	West Fields	22/01980/FULEXT	17 Bartholomew Street, Newbury for Eden Retirement	Erection of a part four and part five storey 68 bed care home (class c2) with access and parking provisions (existing office building to be demolished)	No objection in principle. However, if permission is granted, the design needs to improve sustainability, heating arrangements, car parking. Provision should also be made for affordable housing.
14.	West Fields	22/02591/FUL	116 Bartholomew Street Newbury for Guardian Realty Limited	Internal conversion of B1 offices to 3No flats. Undertake external repairs to the roof, elevations and windows	No objection
15.	West Fields	22/02592/LBC	116 Bartholomew Street Newbury for Guardian Realty Limited	Internal conversion of B1 offices to 3No flats. Undertake external repairs to the roof, elevations, and windows.	No objection

Planning and Highways Committee Meeting
Schedule of Planning Applications
05/12/2022

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	Adjacent District (Adj. Wash Common)	22/02754/OUTMAJ	Land East of Newbury College Monks Lane Newbury	Hybrid application for 1) Full planning permission for a food store with a floor area of 1800 sq. m (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 85 residential units (Use Class C3), high capacity Electric Vehicle (EV) charging area, residential care home (Use Class C2) containing up to 70 beds, and a hospice (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Matters to be considered: Access
2.	East Fields	22/02738/ADV	Downs Carpets, Hambridge Road, Newbury for MKM Building Supplies	Illuminated totem
3.	Speenhamland	22/02768/HOUSE	Moor Cottage Moor Lane Newbury West Berkshire RG14 1RT	Application to enlarge kitchen and create new utility, cloakroom and en-suites to bedrooms following demolition of existing porch and reception entrance. Amended Proposal & description as at 23.11.2022: Two storey and single storey front extensions, internal alterations and demolition of existing porch and reception entrance
4.	Speenhamland	22/02911/HOUSE	50 Almond Avenue Newbury for Mr & Mrs Mercer	Additional bedroom built over existing ground floor. Extending of existing ground floor extension with the removal of conservatory. Removal of garage to create a utility room to the side of the house

5.	Wash Common	22/02741/HOUSE	20 Sidestrand Road, Newbury for Mr Neil Gow	New front porch
6.	Wash Common	22/02802/HOUSE	5 Battery End Newbury West Berkshire RG14 6NX	Proposed single storey rear extension
7.	Wash Common	22/02794/HOUSE	2 Ladwell Close Newbury West Berkshire RG14 6PJ	Side extension with single gable roof, integrated roof light. New storm porch to principal elevation Reconfiguration of ground floor Change of existing dormer to pitched roof Installation of wood burner
8.	Wash Common	22/02577/TELE56	Street Record Conifer Crest Newbury	Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code: Installation of 18m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 1 no. equipment cabinet, 2 no. electric meter cabinets, 2 no. transmission dishes and ancillary development thereto.
9.	Wash Common	22/02557/HOUSE	26 Culver Road Newbury West Berkshire RG14 7AR	Retrospective replacement of 2no existing sheds with new shed.
10.	Wash Common	22/02321/HOUSE	10 Paddock Road, Newbury for Mr G Martin & Ms Birchall	Side extension to create new garage store utility room to include additional bedroom above and rear extension kitchen dining room with internal alterations.
11.	West Fields	22/02665/FUL	6 Northbrook Street, Newbury for HSBC Bank PLC	Removal of 3 No. existing external machines and associated signs, replacement by 1 No. new external machine. Existing shopfront glazing panels to be replaced to match existing

12.	West Fields	22/02666/ADV	6 Northbrook Street, Newbury for HSBC Bank PLC	Removal of existing signage above external machines. New sign installed above machine, to replace existing sign.
13.	West Fields	22/02713/HOUSE	3 Bowdown Court Bartholomew Street Newbury	Proposed replacement windows and doors
14.	West Fields	22/02859/FUL	West Mills Yard Kennet Road Newbury for Isaac Szczodrowski	Change of use from Class E to tattoo studio (Sui Generis)

**Planning and Highways Committee Meeting
Schedule of Licensing Applications
05/12/2022**

	Licence	Applicant(S)	Premises
	<p>Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – Variation</p> <p>Ref:18/01592/LQN</p>	<p>Applicant: Food Partners Ltd</p>	<p>Location: 82 Bartholomew Street, Newbury RG14 5EE</p> <p>Proposal: Variation – Existing license is for 81 Bartholomew Street RG14 5EE. Recently the shop area has been extended to include number 82 Bartholomew Street. The intension is to sell alcohol with 82 Bartholomew Street</p> <p><u>Information below is as current license</u> – 81 Bartholomew Street</p> <p>Supply of Alcohol Monday to Saturday: 08:00 to 23:00 Sunday: 09:00 to 23:00 Alcohol On/Off Premises: Off Premises</p> <p>The opening hours of the premises Monday to Saturday: 08:00 to 23:00 Sunday: 09:00 to 23:00</p>

Newbury Town Council

List of Proposed Section 215 Lands/Buildings

December 2022 Update

Land/Building		Owner/Responsible Person	Position as of 03/10/2022	Comments/Proposed Further Actions
1.	The building south of the old post office (41, Cheap Street)	Living Club Ltd	Amended application <u>20/01210/FULD</u> for “alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO”, approved by WBC on 10/06/2022 NTC P&H Committee Comment – “We support this application. Cllr Vaughan Miller abstained” (15/11/2021) No visual progress yet made (as of 28/07/2022).	Continue to monitor.
2.	The back of the British Heart Foundation shop (on the canal)	BHF	Awaiting planning application. “Our consultants are currently out to tender with a comprehensive package of external works, of which include the repairs to the rear elevation. I am anticipating tenders to be returned in the next two weeks and we should be in a position to place an order shortly after that.” (22/07/2022)	Continue to monitor.
3.	Newbury Railway Station - the land from the ticket office to Cheap Street	Network Rail	Contacted Great Western about them pursuing this with Network Rail or forward on a contact. (12/07/2022)	Continue to monitor.
4.	Wharf Street	Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened	From the BID: “West Berkshire Council are dealing with this and have been taking enforcement action, but from what I understand their powers are limited. We have asked businesses to label their bins, but unfortunately we don’t have any power to enforce this request and none have chosen to take this action thus far. We	Continue to monitor and if true, remove from list.

Land/Building		Owner/Responsible Person	Position as of 03/10/2022	Comments/Proposed Further Actions
			have highlighted the need for a place for bin storage in this area as part of WBC's proposals for The Wharf. We have another site visit with WBC scheduled for next week (w/c 8 th Aug) and will continue to raise this issue with them." (02/08/2022)	
5.	The BT Tower	Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken by BT in the early part of this century. The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building.	Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient [visual] harm to warrant the service of a formal [Section 215] Notice" (Received on 15/03/2022)	Resubmit request to WBC Planning Enforcement?
6.	The former Banjo cycles shop in Bartholomew Street on the corner of Craven Road	Chancellors are the agents. Have contacted the owner.	A planning application, <u>22/00389/LBC2</u> , for Coffee House was approved by WBC on the 01/04/2022. Visual Progress has been made (as of 28/07/2022).	Continue to monitor.
7.	The land to the east of Fir Tree Lane and the junction with London Road (https://w3w.co/falls.movies.oval)		S215 warning letter sent by WBC (02/08/2022).	Await outcome of letter.
8.	380, London Road, Newbury, RG18 3AA		S215 warning letter sent by WBC (02/08/2022).	Await outcome of letter.
9.	Former Strada unit in the Market Place, 25 Market Place	Quintons Chartered Surveyors are the owners.	New applications for Zizzi's restaurant validated: <u>22/01780/LBC2</u> and <u>22/01776/ADV</u> with determination deadline of 16 th September 2022.	Continue to monitor or remove from the list?
10.	Land adjacent to Roebuts Close and Ladybirds pre-school		Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient visual harm and therefore justification to serve a S.215 Notice upon the land owner[s]." (18/12/2021)	Continue to monitor or remove from the list?

Land/Building		Owner/Responsible Person	Position as of 03/10/2022	Comments/Proposed Further Actions
11.	the 2 empty houses, 45 and 47 Cromwell Road, Newbury, RG14 2HP		S215 warning letter sent by WBC (02/08/2022).	Await outcome of letter.
12.	88 West Street		Submitted to the WBC Planning Enforcement team. Followed up on 15/07/2022.	Await response.
13.	65 Kingsbridge Road, Newbury		Submitted to WBC for S215 enforcement action on 04/10/2022.	Await response.

Newbury Town Council

Public Report

To: Planning and Highways Committee

Date of meeting: 5 December 2022.

Agenda item No. 11: Road names for the housing development on lands north of Pinchington Lane

Decision Required: To respond to the Planning Authority's request for suggested names.

Background/ Introduction

The Planning Authority has written to this Council as follows:

Land north of Pinchington Lane, Newbury

We are consulting your Council for your recommendations on road names for the development. We require 5 unique street names for this development approved under 17/01096/OUTMAJ.

Any names suggested by you must comply with the attached Street Naming & Numbering Policy, which I highlight within the ten points below.

- (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.

It is recommended that your Council takes note of the policy document. It is essential that your Council is content with the names being recommended to us, as it is often difficult logistically and legally to alter them later.

We strongly advise that the names have a local and locally historic theme. We will advise that your Council liaise with local historians or those that have much local knowledge in this regard. We also ask that any families of any deceased are liaised with by your Council to ensure the consent of the family.

We look forward to receiving your choices at your earliest convenience

(Full details of site layout are attached)

The Council has written to all members of the Council and to members of the Council's Heritage Working Group inviting suggestions. Responses received to date are as follows:

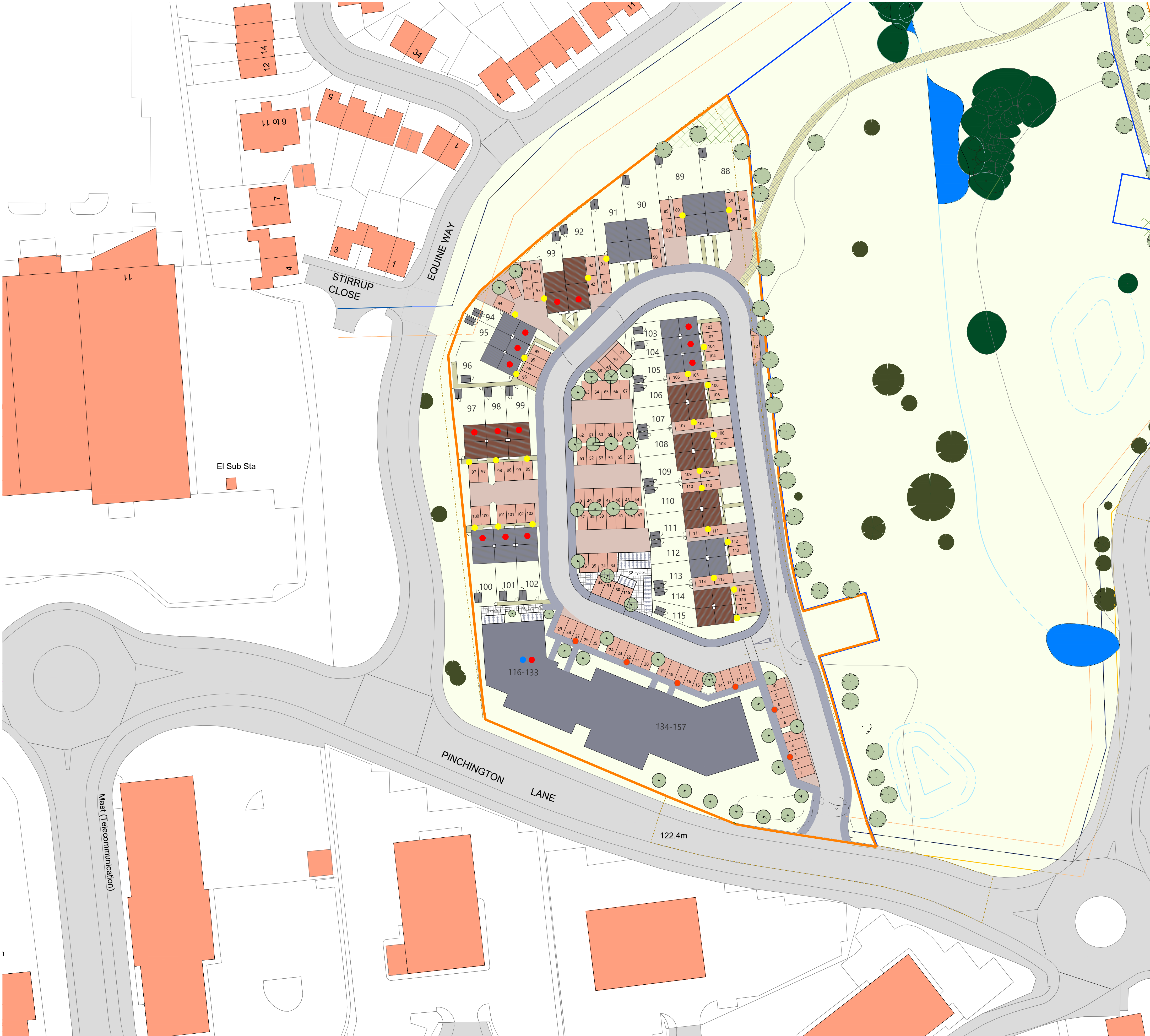
1. Pinchington Place
2. Queen Elizabeth Drive
3. Duke of Edinburgh Drive
4. Prince of Wales Drive
5. England Avenue
6. Ireland Walk
7. Scotland Walk
8. Wales Walk

A further suggestion is to use names of aircraft which were stationed at the nearby Greenham Common airbase:

WW2: Mustang, Thunderbolt, Skytrain

Cold War: Peacemaker, Stratojet, Stratofortress

Alternatively, we can send the list of names from the Council's blue plaque and they can select from those names.



PL03	13.05.22	CW	JR	Minor Amendments to Parking Around Plot 103
PL02	04.05.22	CW	JR	Amendments to Cycle Parking
PL01				First Planning issue

REV	DATE	AMEN	APP	REVISION
-----	------	------	-----	----------

Architectus

Architectural Design and Technology
Capella House, 4 Railway Approach, Worthing, West Sussex, BN11 1UR
Tel: 01903 821001 Fax: 01903 821711 Email: designoffice@architectus.co.uk

CLIENT: PERSIMMON HOMES NORTH LONDON

PROJECT: PINCHINGTON LANE
NEWBURY
BERKSHIRE

DRAWING: SITE LAYOUT
PLOTS 88 –157

DRG No: 21/011/502

REV: PL03

STATUS: PLANNING

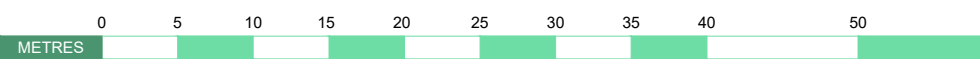
SCALE: 1:500 @A1

DRAWN: CW

APPROVED: JR

DATE: 29.03.22

This drawing is the copyright of Architectus Limited. Information shown is explicitly for the purposes of Planning related applications or general Planning purposes only. This drawing should not be used to obtain Building Regulation approval and is not to be used for construction. Refer to scale bar and title block for drawing scale





PL02 05.05.22 CW JR Minor Amendments to the Garage Size of Plot 57
PL01 First Planning Issue
REV DATE AMEN APP REVISION

Architectus
Architectural Design and Technology
Capella House, 4 Railway Approach, Worthing, West Sussex, BN11 1UR
Tel: 01903 821001 Fax: 01903 821711 Email: designoffice@architectus.co.uk

CLIENT: PERSIMMON HOMES NORTH LONDON

PROJECT: PINCHINGTON LANE
NEWBURY
BERKSHIRE

DRAWING: SITE LAYOUT
PLOTS 1 - 87

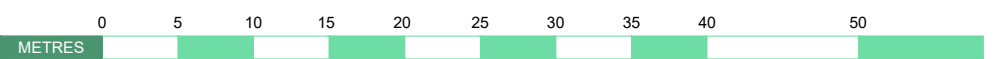
DRG No: 21/011/503 REV: PL02

STATUS: PLANNING

SCALE: 1:500 @A1

DRAWN: CW APPROVED: JR DATE: 29.03.22

This drawing is the copyright of Architectus Limited. Information shown is explicitly for the purposes of Planning related applications or general Planning purposes only. This drawing should not be used to obtain Building Regulation approval and is not to be used for construction. Refer to scale bar and title block for drawing scale



Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 5 December 2022.

Standing Items on each (ordinary meeting) agenda:

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

5 December	Names for housing development at Pinchington Lane
To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
	Presentation: WBC about the licencing issues around the Draft Hackney Carriage and Private Hire Licensing Policy 2022-2027, and also ways to encourage green business opportunities.
	Presentation: WBC Enforcement on the requirements that need to be met for the issuing of Section 215's.
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
	Updates on ongoing items.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
2023	To respond to the Local Area Plan consultation