

04/05/2021.

**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, Jo Day

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

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Working Group on Monday 10/05/2021 at 7.00 pm.**

Join Zoom Meeting

<https://us02web.zoom.us/j/84751395971?pwd=eGFORHhMSkUraTMrOHIBaHUvOUpmUT09>

Meeting ID: 847 5139 5971

Passcode: 869656

**Darius Zarazel**  
**Democratic Services Officer**

**1. Apologies**

*Democratic Services Officer*

**2. Declarations of Interest and Dispensations**

*Chairperson*

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

**3. Minutes (Appendix 1)**

*Chairperson*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 19/04/2021 (already circulated).

**3.1. Officers report on action from previous meeting**

*Chairperson*

**To receive** an update

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

*Chairperson*

(Questions, in writing, must be with the DSO by 2:00 pm on 10/05/2021).

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486

 [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)

 (01635) 40484

 [www.newbury.gov.uk](http://www.newbury.gov.uk)

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 NewburyTC

Making Newbury a Town  
we can all be proud of.

5. **Members' Questions and Petitions**  
*Chairperson*  
(Questions, in writing, must be with the DSO by 2:00 pm on 10/05/2021).
6. **Pre-application consultation: Cala Homes in connection with their proposals for the land off Waller Drive, north of the Turnpike Industrial Estate (Appendix 2)**  
*Chairperson*  
**To receive and comment** on a presentation by Cala Homes about their development proposals.
7. **Pre-application consultation: Proposed 5G Telecommunications Installation for H3G UK, Reference [21/00924/TELE56](#) (Appendix 3)**  
*Chairperson*  
**To comment** on the pre-application consultation.
8. **Kennet Centre Redevelopment: Planning Applications [21/00379/FULMAJ](#) and [21/00380/FULMAJ](#) for Lochailort Newbury**  
*Chairperson*  
**To receive** a presentation from Lochailort and **comment** on the planning applications.
9. **Schedule of Planning Applications (Appendix 4)**  
*Chairperson*  
**To comment** on the planning applications listed at the attached schedule.
10. **Schedule of Appeal Decisions (Appendix 5)**  
*Chairperson*  
**To note** the Planning Inspectorates appeal decisions listed at the attached schedule.
11. **Consultation: BT Phone Booth on Greenlands Road, Stroud Green (Appendix 6)**  
*Chairperson*  
**To comment** on the future use of the Phone Booth.
12. **Update from the Sandleford Joint Working Group**  
*Chairperson*  
**To receive** an update on any relevant business from the Joint Working Group.
13. **Update from The Western Area Planning Committee**  
*Chairperson*  
**To receive** an update on any relevant business from the Western Area Planning Committee.
14. **Town Centre Working Group Update**  
*Chairperson*  
**To Receive** an update from the Town Centre Working Group.
15. **Newbury Community Football Ground**

*Chairperson*

**To Receive** an update.

**16. Forward Work Programme for Planning and Highways Committee (Appendix 7)**

*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  
19/04/2021 at 7:00pm.**

**Present**

Councillors; Gary Norman (Chairperson); Nigel Foot (Vice-chairperson); Tony Vickers; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond; Jo Day

Jeff Beck joined at 19:39

**In Attendance**

Darius Zarazel, Democratic Services Officer

**226. Apologies**

Apologies received for Pam Lusby Taylor.

**227. Declarations of interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and 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."

**228. Minutes**

**Proposed:** Councillor Billy Drummond

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 29/03/2021, be approved, and signed by the Chairperson.

**229. Officers report on action from previous meeting**

A) On the request to the Canal & Rivers Trust and the Highways Authority to make urgent repairs to the part of the popular Speen Moors circuit that follows the canal towpath out of West Mills, which has been eroded by people allowing their dogs to swim in the canal, so that it is now a danger to use, I have sent this request to both organisations and the C&R Trust has made assurances that issues on the trust property will be repaired in the next few months, and the question to the Highways Authority has been referred to the countryside team and public rights of way team.

B) On the request to have the Sandford Appeal to be livestreamed, the Planning Inspectorate confirmed that this will be livestreamed on their YouTube channel.

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

Question received from Paula Saunderson:

*“Please would Newbury Town Council’s Planning Committee ask the Officers to Write formally to West Berkshire Council, as the lead Flood Authority, asking them to outline the Process and Timescales for achieving a New Flood Risk Assessment for Clay Hill Ward including Ground Water Modelling, and taking into account all new Agreed Developments nearby, and any known proposed or conceptual Developments within the Ward - thank you”.*

Response from the Chairperson:

“This committee has been in contact with WBC’s Principal Engineer and will ask the DSO to write to him to outline the process and timescale for a new flood risk assessment for Clay Hill Ward and request that it be carried out.”

**231. Members’ Questions and Petitions**

Question received from Councillor Phil Barnett:

*“With the withdrawal of the “Readibus” community routes within Newbury and West Berkshire, what support can Newbury Town Council offer its residents who have relied on this service over the last two decades”.*

Response from the Chairperson:

“I share concerns as I volunteer at a stroke survivors’ group, of whom several members used Readibus. Also, with the COVID restrictions being lifted it is a difficult time for this. Readibus is well equipped to deal with disabled users.

Although covering this service is not something the Council has previously discussed, and so it is not in our Strategy and there is no allocated budget for it, this Council will write to WBC immediately to ask about this bus service, and whether they have any proposals or ideas to compensate for it going forward.”

Question received from Councillor Roger Hunneman:

*“As members realise there is much concern from residents about the current level of litter – in particular on the verges of the highway and in the adjoining hedgerows. I appreciate that the WBC contractors pick litter from the highways and pavements but there seems to be a problem with the removal of rubbish from the immediately adjoining areas.*

*This has become a significant issue – is there anything we can do as a Town Council about it and what support can we give the public-spirited residents who undertake litter picking?”*

Response from the Chairperson:

“Littering is a national issue that this council takes seriously. Littering is expected to get worse with the lifting of covid restrictions. The vast majority of residents and visitors don’t litter. Responsibilities for this are WBC, but we sincerely appreciate all those people who volunteer to go out into the community and litter pick. I will request that the DSO ask for this question to be put to the next Community Services Committee where a response to this question will be discussed.”

**232. Schedule of Planning Applications**

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

**233. Schedule of Prior Approval Applications**

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

**234. Consultation: West Berkshire Councils Active Travel plans for enhanced walking and cycling infrastructure**

NTC will ask WBC to ensure that trailer bikes are accommodated for in terms of parking and manoeuvring, specifically in reference to staggered barriers which need to be spaced further apart.

Also, we will ask that the School Street Scheme be applied to a school in Newbury.

We support both the physical and behavioural changes that WBC are encouraging.

To invite Sheryl Evans, Senior Road Safety Officer at WBC, running the School street scheme to this committee.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Vaughan Miller

**Resolved:** That NTC send these comments to WBC.

**235. Consultation: West Berkshire Councils Local Plan Review, Settlement Boundary Review**

We would like to see a change to this policy: that boundaries are aligned “along roads to the edge closest to the settlement”.

Where developments are on one side of the road, we would like boundaries draw in the middle of the road, not on the edge of the settlement.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Gary Norman

**Resolved:** That NTC sends this comment to WBC.

**236. Consultation: West Berkshire Councils Environment Strategy Draft Delivery Plan**

The headings listed were regarded as sensible. The key for measuring progress shows: 39 ‘In progress, on track’, 30 ‘not started’, and 2 ‘completed’.

There is currently no means of allowing Councillors or members of the public to examine the metrics by which WBC classifies the Actions as “In Progress” or “on track”. We would like this addressed and made more transparent.

Request more information about how WBC assess progress on these items and ensure that members of the public can easily access it.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** That we make a request to WBC for more information about how they assess progress on these items and ensure that it is made available and easily assessable for the public.

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

An update was received and noted by the members.

**238. Forward Work Programme for Planning and Highways Committee**

It was agreed to add the following items to the agenda for Monday 10<sup>th</sup> of May 2021:

- Put an invitation to Sheryl Evans, Senior Road Safety Officer at WBC, to speak on the School Street Scheme, on the 'to be confirmed' list.

**There being no other business, the chairperson declared the meeting closed at 20:35 hrs.**

**Chairperson**



**Planning and Highways Committee Meeting  
Schedule of Planning Applications 19/04/2021**

<b>Running Order</b>	<b>Resolutions</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	No objection.	Clay Hill	<a href="#">21/00774/FUL</a>	Newbury Business Park, Rivergate House Ground Floor, London Road, Newbury, RG14 2QB, for McKay Securities PLC	Improvements to existing outdoor seating area including new access via new door and a half doorset installed to existing facade, new raised decking area, new lighting and furniture.
2.	No objection.	East Fields	<a href="#">21/00685/HOUSE</a>	Thompson Lodge, Chesterfield Road, Newbury, RG14 7QB, for Mr S Niven	Single Storey Extension.
3.	No objection.	Speenhamland	<a href="#">21/00649/HOUSE</a>	42 Hawthorn Road, Newbury, RG14 1LB, for Miss D Wilmot	Front entrance porch.
4.	We support this application.	Wash Common	<a href="#">21/00678/FUL</a>	Bracken House, 108 Essex Street, Newbury, RG14 6RA, for Mr & Mrs Harvey	Create new access to property - Relocation of existing - No parking. To relocate the access/aggress to property away from road bend. Construct driveway (approx 8m) from property boundary to pavement (currently grass verge - no formal foot pavement). Driveway construction - Timber edge board, Terram, mot-type 1 with gravel (20mm) Kennet Holm topping. Grass verge crossing by highways. Existing

					opening will be closed by planting hedge.
5.	No objection.	Wash Common	<a href="#">21/00648/HOUSE</a>	61 Chandos Road, Newbury, RG14 7EG, for Inspiration Chartered Architects Ltd	Extensions to front and rear together with reconstruction of garage.
6.	No objection.	Wash Common	<a href="#">21/00665/HOUSE</a>	Merricot, Tydehams, Newbury RG14 6JU, for Mr & Mrs Winchester	Removal of existing summer room and formation of larger room with en-suite shower room above. Along with associated internal alterations. Removal of existing small garden shed and formation of new garden shed in rear garden as indicated.
7.	No objection.	Wash Common	<a href="#">21/00707/HOUSE</a>	6 Heather Gardens, Newbury, West Berkshire, RG14 7RG, for Mr & Mrs Pedersen	Double storey garage extension, single storey side/rear extension & existing dropped kerb to be widened.
8.	No objection.	Wash Common	<a href="#">21/00647/HOUSE</a>	Wentworth, Garden Close Lane, Newbury, RG14 6PP, for Mr & Mrs Fish	Proposed first floor side extension, single storey rear extension, garage conversion and associated alterations. External alterations to include render, timber cladding, replacement windows and slate roof. Re submission to amend roof to zinc.
9.	No objection.	Wash Common	<a href="#">21/00637/HOUSE</a>	4 Ladwell Close, Newbury, RG14 6PJ, for Mr & Mrs Edwards	Change of use for integral garage, Front Elevation change with bay window and pitch roof to existing dormer.

10.	No objection subject to highways.	Wash Common	<a href="#">21/00788/HOUSE</a>	25 Meadow Road, Newbury, RG14 7AH, for Mr & Mrs Swanborough	Additional Dormer at the front of the property.
11.	No objection.	Wash Common	<a href="#">21/00755/HOUSE</a>	The Chase, Badgers Ridge, Newbury, RG20 0LQ, for Mr & Mrs Evans	Erection of outbuilding providing two car spaces and workshop space to replace space converted to domestic accommodation within existing integral garage. Proposals includes rear slatted shading loggia to kitchen and living rooms, replacing existing conservatory.
12.	No objection subject to the usage as a shed/workshop being retained and a roof that is sympathetic to the surrounding environment.	Wash Common	<a href="#">21/00828/HOUSE</a>	60 Andover Road, Newbury, RG14 6JN, for Mr & Mrs Pizzey	Retrospective application for replacement shed on the same site as the 20 year old shed that was demolished as it was unsafe. The new shed is for the most part, hidden from view by existing hedgerow, trees, and a new garage built in the new development in Fermoy Gardens. I estimate that one of my neighbours will be able to see approx. 600mm of the roof above their boundary fence, running for about 2.5m to 3m in length – this would have been the same as the existing shed that was demolished.
13.	No objection.	Wash Common	<a href="#">21/00844/HOUSE</a>	20 Paddock Road, Newbury, RG14 7DG, for Mr & Mrs Rowe	Part single, part two-storey rear extension following demolition of conservatory and associated works.

14.	We support this application.	West Fields	<a href="#">21/00724/FUL</a>	Newbury Cricket and Hockey Club, Northcroft Lane, Newbury, RG14 1RS, for Mr O'Sullivan	Proposed single storey extension and replacement of flat roof with a pitched roof with blue/black fibre cement slates.
15.	No objection.	West Fields	<a href="#">21/00718/HOUSE</a>	21 Green Lane, Newbury, RG14 5NU, for Mr & Mrs King	Three bedroom, end of terrace with a garage attached to the side of the property. Proposal is to extended the garage area slightly past the house, knock through to living area and build a first floor above.
16.	No objection.	West Fields	<a href="#">21/00778/HOUSE</a>	1 St Georges Avenue, Newbury, RG14 5NX, for Mr J Broughton	To replace a 4 foot wooden lap fence panels with a picket fence between brick piers of similar height.

## Schedule of Applications for Prior Approval

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.	No objection subject to highways.	Clay Hill	<a href="#">21/00603/PACOU</a>	Bloor Homes, Southern River View House, Newbury Business Park, London Road, Newbury, RG14 2PS, for Bloor Holdings Director Retirement Benefit Scheme	Change of use from office to 12 residential units.
2.	No objection.	West Fields	<a href="#">21/00729/PACOU</a>	2 Boxshall Court, Pound Street, Newbury, RG14 6BP, for Tompkins Rygole Ltd.	Change of use from office to residential flat.

# Proposed Development Land South of Waller Drive, Newbury



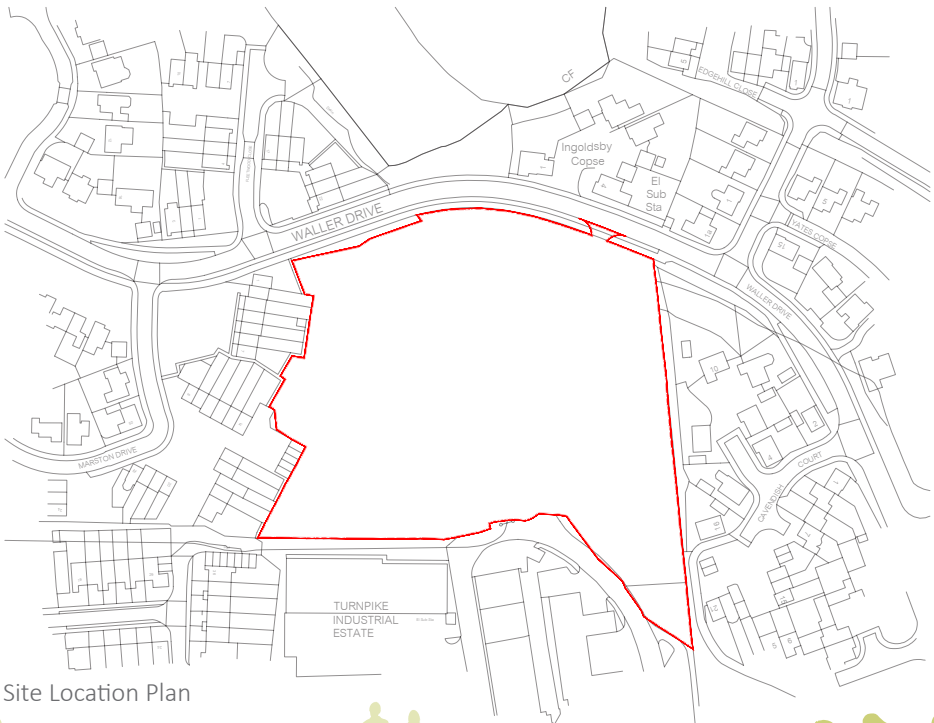
Dear Local Resident,

CALA Homes Ltd. (Chiltern) is in the process of preparing a detailed planning application for the development of the Land South of Waller Drive, Newbury.

A plan identifying the location and boundaries of the site is provided below.

In summary, the proposals involve the redevelopment of a brownfield site within the existing settlement boundary to deliver 70 dwellings, including affordable housing, together with open space, play space, sustainable drainage systems (SuDS), and landscaping.

This would follow the demolition of all existing buildings and removal of the existing hardstanding.



Site Location Plan





Current Site Layout Plan

## Key parts of the proposals are as follows:



- The scheme will deliver 70 homes, 30% of which (21 homes) will be provided as affordable homes.
- The proposed housing would mainly be detached and semi-detached housing, with some flatted development.
- Highway access is proposed from Waller Drive to the north.
- The existing vehicle access from Turnpike Road to the south would be closed-up, but with the potential for non-vehicular access to provide connectivity.
- An attenuation basin is proposed in the southern (lowest) part of the site, alongside swales elsewhere within the site, as part of the surface water drainage strategy.
- A play area and open space are proposed in the southern part of the site.



# Further information and your feedback



Further information regarding the proposals, including a series of Frequently Asked Questions, can be accessed at the following web page:  
<https://pro-vision.co.uk/wallerdrive>

In addition, ahead of the scheme being finalised and a planning application being submitted, CALA Homes would be pleased to hear what you think of the proposals.

Your feedback can be provided online at the above web page. Alternatively, it can be submitted via email to [wallerdrive@pro-vision.co.uk](mailto:wallerdrive@pro-vision.co.uk) or you can send a completed survey to the following postal address:

Waller Drive Consultation Team  
Pro Vision,  
The Lodge,  
Highcroft Road,  
Winchester,  
SO22 5GU

We request that any feedback is provided by **Sunday 16th May**.

Thank you for taking the time to view our proposals and we look forward to receiving your feedback.





**Pre-Application Consultation: Proposed 5G  
Telecommunications Installation for H3G UK**

Dear Sir/Madam,

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to the submission of a formal planning application.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	Link Road Newbury West Berkshire South East England RG14 7LT
NGR:	E: 447120 N: 166474
Type of Installation:	Proposed 18.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawing Ref: WBE16087.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.

All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider

should be informed please let us know and we will endeavour to consult with them.

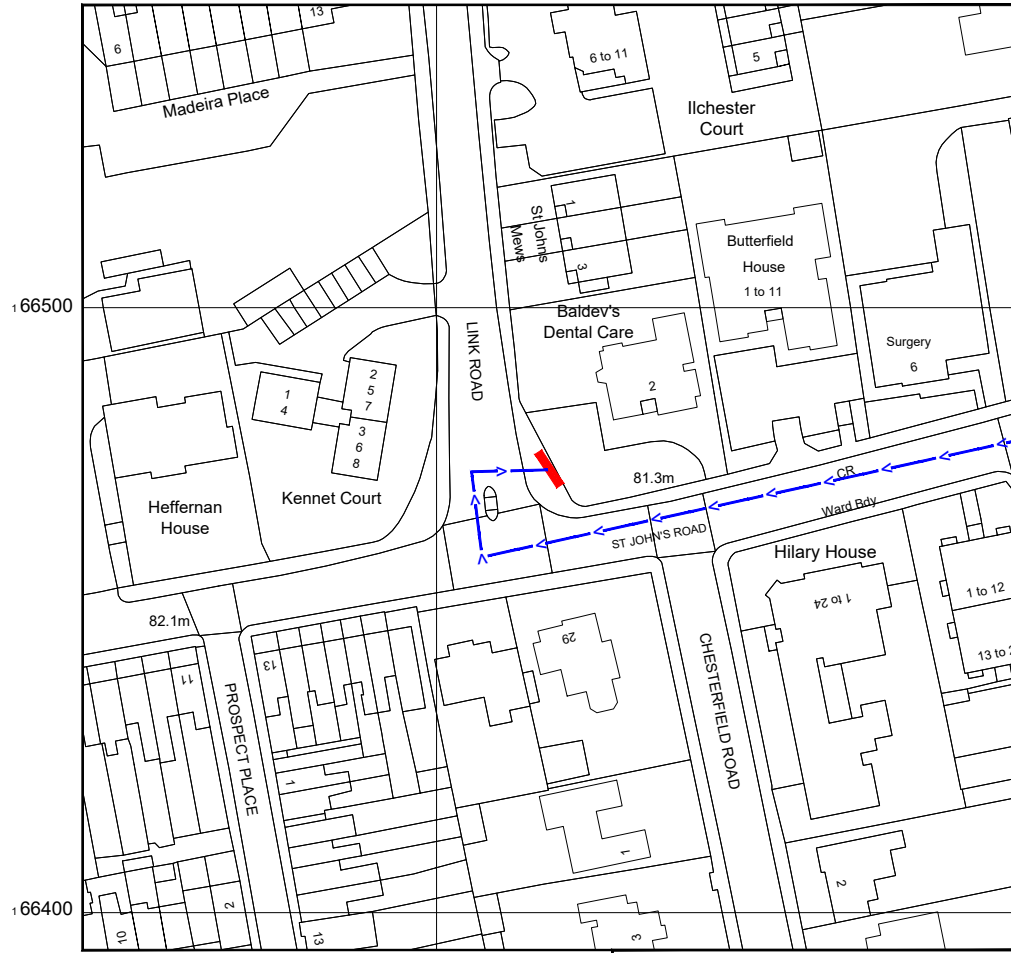
Yours faithfully,

Suzi Help

SITE LOCATION



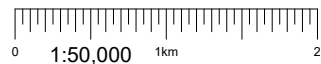
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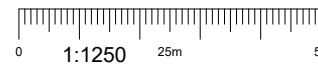
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NGR E: 447120 N: 166474

SITE AREA PLAN



SITE LOCATION PLAN



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/SsZdjEyFJEUar4UC8>

GOOGLE STREETVIEW - <https://goo.gl/maps/EvwQdJ7eptifvQZx6>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

Follow M4 to A34 in West Berkshire. Take exit 13 from M4. Merge onto A34. Use the left 2 lanes to turn slightly left onto A339. At the roundabout, take the 2nd exit onto Western Ave/A339. Continue to follow A339. Continue straight to stay on A339. At the roundabout, take the 2nd exit onto Winchcombe Rd/A339. Continue to follow A339. At the roundabout, take the 3rd exit onto St John's Rd/A343. Turn right onto Link Rd. Site location is on the right side. Link Rd, Newbury RG14 7LT.

Site Provider's Property Boundary:



Access Route To Site:



Access Route:



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	07/04/2021	Revision / Upgrade Description:		
Drawn:	CDN	First Issue - Site nomination dated: TBC		
Checked:	DH			
Approved:	SD			



Hutchison 3G UK Limited  
Star House, 20 Grenfell Road  
Maidenhead, SL6 1EH  
Tel: 01628 765 000  
Fax: 01628 765 001

H3G Base Station Information line:  
0845 6043000  
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH

Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: LINK ROAD

Site ID: WBE16087

Address:  
LINK ROAD,  
NEWBURY, WEST BERKSHIRE,  
SOUTH EAST,  
ENGLAND, RG14 7LT

Title: 002 SITE LOCATION PLAN

Project: H3G 5G UNILATERAL

Purpose of Issue: PLANNING

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
WBE16087_M001	A



Link Rd  
(30 mph)

Existing signpost  
Existing chamber  
Existing BT cabinet  
Existing CATV chamber

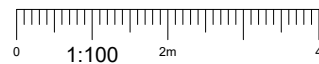
Existing kerbline

**ELEVATION A**

Existing road name sign  
Existing tactile paving  
Existing brick wall w/ steell fence  
Existing signpost  
Existing signpost

Ground Level  
+0.0m

St John's Rd / A343  
(30 mph)



NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	07/04/2021	Revision / Upgrade Description:		
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Low Fields Avenue, Leeds  
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Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: **LINK ROAD**

Site ID: **WBE16087**

Address:  
**LINK ROAD,  
NEWBURY, WEST BERKSHIRE,  
SOUTH EAST,  
ENGLAND, RG14 7LT**

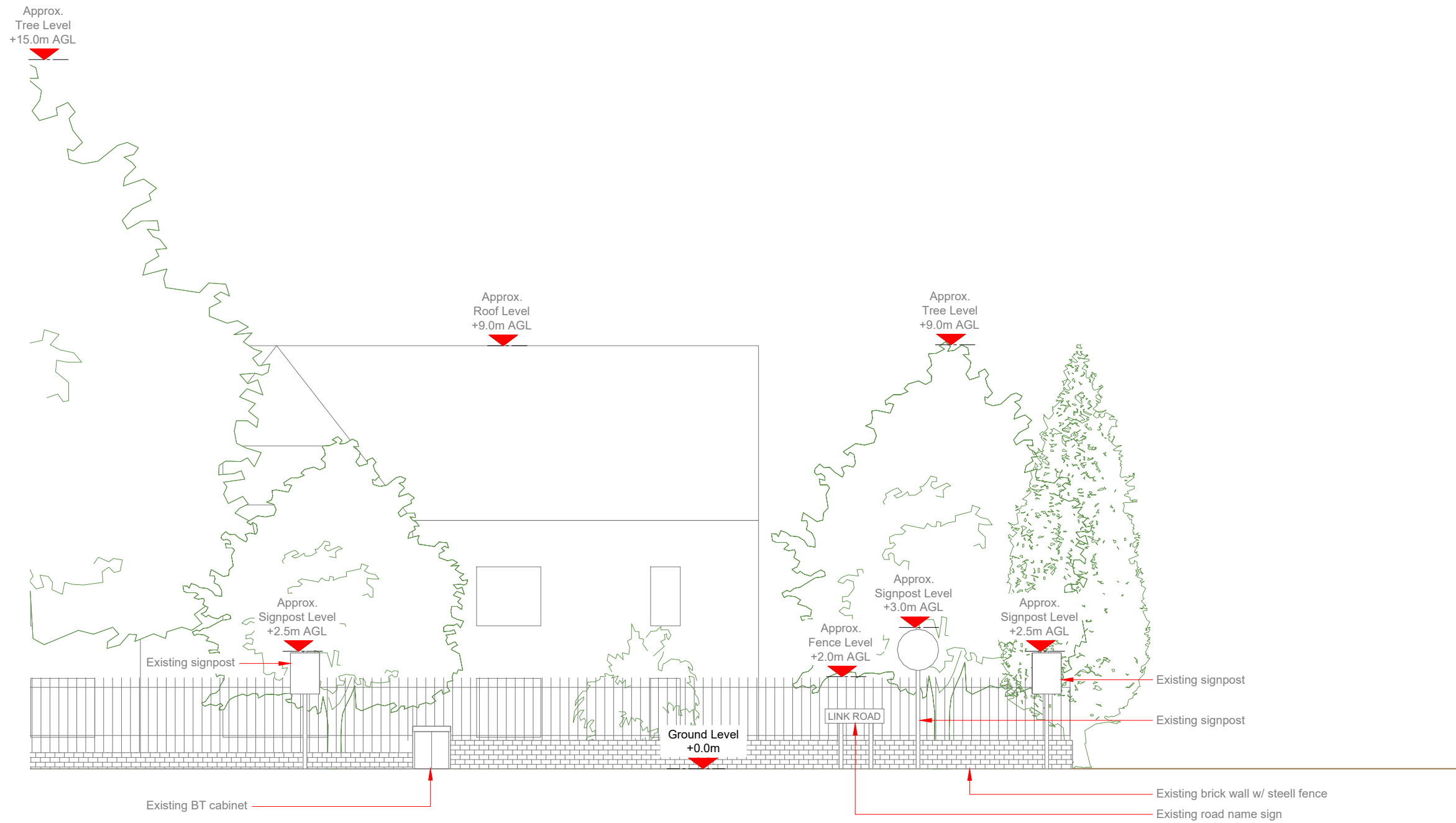
Title: **100 EXISTING SITE PLAN**

Project: **H3G 5G UNILATERAL**

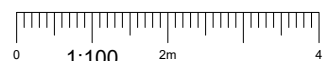
Purpose of Issue: **PLANNING**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

Master Drawing No: **WBE16087\_M001** Issue: **A**



EXISTING ELEVATION A



NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	07/04/2021	Revision / Upgrade Description:		
Drawn:	CDN	First Issue - Site nomination dated: TBC		
Checked:	DH			
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 LS12 6HH

Tel: 01133023550  
 e-mail: info@whptelecoms.com

Site Name: **LINK ROAD**

Site ID: **WBE16087**

Address:  
**LINK ROAD,  
 NEWBURY, WEST BERKSHIRE,  
 SOUTH EAST,  
 ENGLAND, RG14 7LT**

Title: **150 EXISTING ELEVATION A**

Project: **H3G 5G UNILATERAL**

Purpose of Issue: **PLANNING**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
WBE16087_M001	A

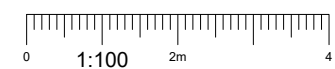


Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/EE/H3G
A1	110°	H3G
A2	110°	H3G
B1	230°	H3G
B2	230°	H3G
C1	350°	H3G
C2	350°	H3G

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

100mm  
50mm  
10mm

PROPOSED H3G SITE PLAN




Master: M001	MBNL / EE / H3G: MBNL	Project: H3G 5G UNILATERAL	Purpose of Issue: Planning	Issue: A
Date: 07/04/2021	Drawn: CDN	Revision / Upgrade Description: First Issue - Site nomination dated: TBC		
Checked: DH	Approved: SD			



**Hutchison 3G UK Limited**  
Star House, 20 Grenfell Road  
Maidenhead, SL6 1EH  
Tel: 01628 765 000  
Fax: 01628 765 001

H3G Base Station Information line:  
0845 6043000  
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:

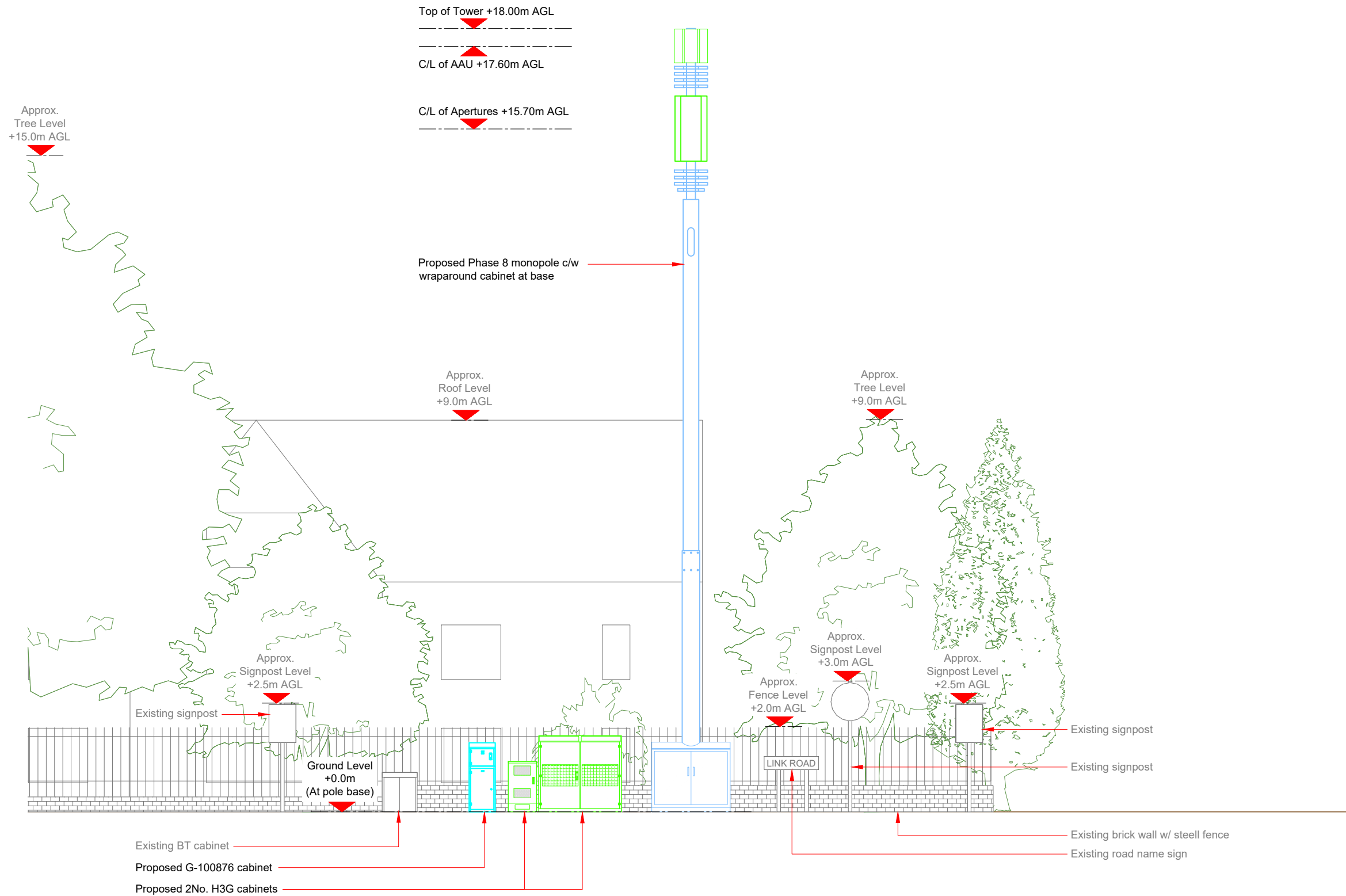


**WHP Telecoms**  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH  
Tel: 01133023550  
e-mail: info@whptelecoms.com

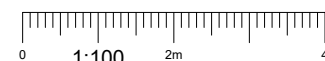
Site Name:	LINK ROAD		
Site ID:	WBE16087		
Address:	LINK ROAD, NEWBURY, WEST BERKSHIRE, SOUTH EAST, ENGLAND, RG14 7LT		
Title:	210 PROPOSED H3G SITE PLAN		
Project:	H3G 5G UNILATERAL		
Purpose of Issue:	PLANNING		
EE Cell ID:	N/A	MBNL Cell ID:	N/A
		3UK Cell ID:	N/A
Master Drawing No:	WBE16087_M001		Issue: A

Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/EE/H3G
A1	110°	H3G
A2	110°	H3G
B1	230°	H3G
B2	230°	H3G
C1	350°	H3G
C2	350°	H3G

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



PROPOSED H3G ELEVATION



Master: M001	MBNL / EE / H3G: MBNL	Project: H3G 5G UNILATERAL	Purpose of Issue: Planning	Issue: A
Date: 07/04/2021	Drawn: CDN	Revision / Upgrade Description: First Issue - Site nomination dated: TBC		
Checked: DH	Approved: SD			



**Hutchison 3G UK Limited**  
Star House, 20 Grenfell Road  
Maidenhead, SL6 1EH  
Tel: 01628 765 000  
Fax: 01628 765 001  
  
H3G Base Station Information line:  
0845 6043000  
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



**WHP Telecoms**  
Unit 1 Maple Park,  
Low Fields Avenue, Leeds  
LS12 6HH  
  
Tel: 01133023550  
e-mail: info@whptelecoms.com

Site Name: **LINK ROAD**

Site ID: **WBE16087**

Address:  
**LINK ROAD,  
NEWBURY, WEST BERKSHIRE,  
SOUTH EAST,  
ENGLAND, RG14 7LT**

Title: **260 PROPOSED H3G ELEVATION**

Project: **H3G 5G UNILATERAL**

Purpose of Issue: **PLANNING**

EE Cell ID: N/A	MBNL Cell ID: N/A	3UK Cell ID: N/A
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Master Drawing No: **WBE16087\_M001** Issue: **A**

**Planning and Highways Committee Meeting  
Schedule of Planning Applications 10/05/2021**

<b>Running Order</b>	<b>Resolutions</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.		Clay Hill	<a href="#">21/00362/FULMAJ</a>	Newbury Business Park, London Road, Newbury, RG14 2PZ, for Stonegate Land & Property	Proposed development of 10 x 2 bedroom flats (discount market sale).
2.		Clay Hill	<a href="#">21/00903/HOUSE</a>	33 Regnum Drive, Newbury, RG14 2HF, for Mr & Mrs Shears	Part loft conversion with dormer.
3.		East Fields	<a href="#">21/00869/ADV</a>	Sterling Industrial Estate, Kings Road, Newbury, RG14 5RQ, for Nelson Land Limited	Development signage board to be fixed on aluminium posts and sit just above perimeter site hoarding.
4.		East Fields	<a href="#">21/00843/HOUSE</a>	24 Queens Road, Newbury, RG14 7NE, for Mr & Mrs Craggs	Convert garage into a granny annexe.
5.		East Fields	<a href="#">21/00847/HOUSE</a>	4 Tudor Road, Newbury, RG14 7PU, for Mr & Mrs Schollar	Proposed Single Storey Front Alterations and Porch.
6.		East Fields	<a href="#">21/00786/HOUSE</a>	13 Priory Road, Newbury, RG14 7QS, for Mr S Horwood	Construction of an Oak framed Garden room, at the end of our garden to replace the current dilapidated outbuilding.
7.		East Fields	<a href="#">21/00957/HOUSE</a>	61 Queens Road, Newbury, RG14 7PA, for Mr D Lindebaum	Single storey extension including demolition of existing lean-to and internal alterations to enlarge existing



					kitchen dining area to include utility and cloakroom.
8.		East Fields	<a href="#">21/00931/FUL</a>	Unit 7, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	Installation of additional retail floorspace (Use Class A1) at mezzanine level in Unit 7 (transferred from Unit 4) of Newbury Retail Park, Newbury.
9.		East Fields	<a href="#">21/01043/HOUSE</a>	25 Cheriton Close, Newbury, RG14 7JT, for Mr Cole & Ms Allen	Two storey rear extension and extension over garage.
10.		Wash Common	<a href="#">21/00837/HOUSE</a>	Derby Sainfoin, Woodridge, Newbury, RG14 6NP, for Mr M Waller	Replace existing 1.8m close boarded fence with 1.8m high brick wall.
11.		Wash Common	<a href="#">21/00864/HOUSE</a>	10 Culver Road, Newbury, RG14 7AS, for Mr & Mrs Shayler	Demolition of existing conservatory, construction of new rear extension and new dormer window in existing loft room.
12.		Wash Common	<a href="#">21/00745/HOUSE</a>	4 Willowmead Close, Newbury, RG14 6RW, for Mr D Turner	To create a low level raised decking to compensate for the sloping garden and to create a level area off of the lawn located at the back of the property.
13.		Wash Common	<a href="#">21/01007/HOUSE</a>	38 Bartlemy Road, Newbury, RG14 6LA, for Mr & Mrs Cross	Side and Rear Extension.
14.		Wash Common	<a href="#">21/00995/HOUSE</a>	Netherwood, Garden Close Lane, Newbury, RG14 6PR, for Mr & Mrs Stott	Demolish existing conservatory 2 to annexe and build new single storey extension. New window and door

					opening to rear elevation of existing. Annex occupied by elderly parents.
15.		Wash Common	<a href="#">21/01037/HOUSE</a>	1 Gwyn Close, Newbury, RG14 6JB, for Mr P Wadge	Rear Extension.
16.		West Fields	<a href="#">21/00979/LBC2</a>	25 Northbrook Street, Newbury, RG14 1DJ, for Mr Simms Newbury Ltd.	Paint exterior of shopfront, new logo branding, reuse existing lighting, introduce projection signs, install a black and white canopy over shopfront.
17.		West Fields	<a href="#">21/00901/HOUSE</a>	Scholars Field, Enborne Grove, Newbury, RG14 6BJ, for Mr & Mrs Wood	Single storey rear extension to form semi independent accommodation for elderly parents.
18		West Fields	<a href="#">21/00965/FULEXT</a>	Market Street Redevelopment, Newbury, for Engle	Section 73 - Variation of Condition 49 of planning permission 16/00547/FULEXT - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.

**Planning and Highways Committee Meeting  
10/05/2021**

**Schedule of Appeal Decisions Made by The Planning Inspectorate**

<b>Application No.</b>	<b>Location and Application</b>	<b>Proposal</b>
19/02558/FULMAJ	Emerald House, Newbury Business Park, London Road, Newbury RG14 2PZ	Increase the height of the building and replacement mansard roof to include provision for a new third floor of residential accommodation (13 units), provision of dormer windows on second floor and scheme of external design treatment to facilitate works.
<b>NTC Observations: No Objection</b>		
<b>Planning Inspectorate's Decision – The appeal is dismissed</b>		

## Phone Booth on Greenlands Road

Dear All,

We have received the following information from BT asking to remove two phone boxes this time; one in the Broadway Thatcham and the other in the Stroud Green area of Newbury.

[The location of the Greenlands Road (Stroud Green) phone booth is show below.]



Although the Phone Boxes can be bought for just a £1, please be aware that if you wish to turn them into defibrillator stations there is an annual charge for maintenance.

I would be grateful if you could provide me with any justification to prevent the loss of the phone box or if you wish to enter into discussions to take over the phone box by the second week of June so I can respond to BT on behalf of all.

Many thanks,

Bryan Lyttle  
Planning Policy Manager  
West Berkshire District Council

Notice date:



# We're thinking about **removing** **this payphone**

Our research shows that this payphone doesn't get used very much now, so we think it might be time to take it away.

Alternatively, you might like to adopt a kiosk. Some communities have turned theirs into a defibrillator point, a library, or even a miniature art gallery.

## **Do you have any comments?**

If so, please contact your local authority within 42 days of the date shown above. And if you'd like to find out more about adopting a kiosk, please visit [www.bt.com/adopt](http://www.bt.com/adopt) for more information.

If you'd like to know where the next nearest payphone is, or which local authority you're in, please call us on **0800 661610** and choose option 1.

Please return in this format to ensure that the telephone number of the kiosk is clearly shown

	Telephone Number	Address	Postcode	Average calls per month	Posting Completed Date	Agree Adopt Object	Reason for objection - based on need for telephony only not the kiosk
1	0163540534	JCN GREENHAM RD /KX100 CASH PCO1 GREENLANDS ROAD NEWBURY	RG14 7JS	0	12/03/2021		
2	01635873427	O S ALLDAYS NO 54 PCO6 THE BROADWAY THATCHAM	RG19 3HP	22	12/03/2021		

## Newbury Town Council

Future Work Programme for Planning and Highways Working Group: 10<sup>th</sup> of May 2021.

### 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 Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Decisions (if any)
10. The Western Area Planning Committee – Update
11. Sandleford Park Joint Working Group – Update
12. Newbury Community Football Ground – Update

To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
	Invitation to Cheryl Evans, Senior Road Safety Officer at WBC, to speak on the School Street Scheme.
June/ Sept/ 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
Each December	Send Budget and Strategy proposals to RFO