

03/05/2022.

**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 09/05/2022 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/86594787663?pwd=SjdEZIRDbHQwMEMyQTQ5VFllwL1pzZz09>

Meeting ID: 865 9478 7663

Passcode: 002579

Yours sincerely,

**Darius Zarazel**

**Democratic Services Officer**

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**1. Apologies**

*Democratic Services Officer*

**2. Declarations of Interest and Dispensations**

*Chairperson*

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

**3. Minutes (Appendix 1)**

*Chairperson*

**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Tuesday 19/04/2022 (already circulated).

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

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

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 06/05/2022.

**5. Members' Questions and Petitions**

*Chairperson*

Questions, in writing, must be with the DSO by 2:00 pm on Friday 06/05/2022.

**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. Presentation: Icenis Projects on the West Berkshire 2050 Vision**

*Chairperson*

**To receive** an overview of the WB Vision 2050 from Icenis Projects and provide feedback on key issues for Newbury.

**9. Presentation: WBC Streetworks Permit Scheme Variation (Appendix 4)**

*Chairperson*

**To receive** a presentation from WBC Officers of the recent Streetworks permit scheme variation.

**10. Consultation: Amended WBC Proposed alterations to Andover Road (Appendix 5)**

*Chairperson*

**To comment** on the amended WBC Andover Road consultation.

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

*Chairperson*

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

**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. Newbury Community Football Ground**

*Chairperson*

**To receive** an update.

**15. Forward Work Programme for the Planning & Highways Committee municipal year 2022/23 (Appendix 6)**

*Chairperson*

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

**Minutes of a meeting of the Planning and Highways Committee  
held in the Council Chamber, Newbury Town Council, Town Hall, Market Place,  
Newbury  
19/04/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy-Chairperson); Phil Barnett; Pam Lusby Taylor; Vaughan Miller; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer

**Present Virtually**

Councillors David Marsh, Jeff Beck, Roger Hunneman, and Sarah Slack

**209. Apologies**

Apologies received from Councillors David Marsh, Roger Hunneman, Jeff Beck, Jo Day, Andy Moore, and Billy Drummond.

**210. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett 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 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: "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 declared an interest as he is an advisor for the Newbury Community Football Group (NCFG).

Councillor Phil Barnett declared that he was lobbied on item 2 of Appendix 2 to these minutes however he will still participate in the debate and vote on the application.

## 211. Minutes

**211.1 Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Pam Lusby Taylor

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 28/03/2022, be approved, and signed by the Chairperson.

### 211.2 Officer's Report on Action from Previous Meeting:

- A) On Councillor Andy Moore's members question about if the manager or owner of Mill Reef House on Cheap Street have plan for the building improvement, from the P&H meeting on the 07/03/2022, the council has been informed that Sovereign, who currently own the building, are looking to sell the building as part of a portfolio disposal.
- B) A site visit for the Newbury Railway Station is being arranged with Great Western and the Councillors will be updated when the date is scheduled.

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

There were none.

## 213. Members' Questions and Petitions

Question received from Nigel Foot:

*"Residents in Rockingham Road, in Westfields Ward, Newbury, were under the impression that the remedial work to the Rockingham Road railway over bridge had been completed. This work had resulted in great inconvenience to the residents living close to the bridge and Number 23, Rockingham Road had been particularly badly impacted by the work. Local residents are dismayed, to put it mildly, that notices have gone up stating work on the bridge will be resuming and will take an eight-week period to complete.*

*The bridge has had single file traffic re-instated with temporary traffic lights controlling the flow. Despite these measures being re-introduced, there has been no evidence of any work being carried out on the bridge, for the last month.*

*Could this Council ask Network Rail what is the reason for work resuming on the bridge and why is there no sign of any work being done on the bridge, despite the obvious inconvenience to the residents and road users in this part of Newbury?"*

Response from the Democratic Services Officer:

“Thank you for bringing this to the attention of the Council. Due to the length of time these works have been ongoing, and the public interest in seeing them complete, this Council will write to Network Rail (and to the relevant WBC Case Officer of this application) to ask them for the reasons behind the temporary lights being reinstated on the bridge, there being no work seemingly occurring, and when they can predict these works to be complete. The response to this will be brought back to this Committee when it is received.

Question received from Nigel Foot:

*“At a recent Saturday morning Town Council surgery, a Newbury resident asked why Sainsbury’s were advertising a ‘season ticket’ arrangement for their Hector’s Way store car park.*

*Would the DSO write to Sainsbury’s asking for clarification about their car parking arrangements with particular emphasis on how long the free period of parking is and what the ‘season ticket’ refers to?”*

Response from the Democratic Services Officer:

“Thank you for this question. In response to this public question, the DSO will write to Sainsburys to ask for clarification around the ‘season ticket’ parking arrangement, and how long the period of free parking will continue to be.”

Question received from Roger Hunneman:

*“Given the proliferation of A boards throughout the Town Centre and particularly in Northbrook Street and the hazards they present to pedestrians and especially to the partially sighted - can this Council find out if and how the placement of boards is regulated and request that the regulating authorities (presumably West Berkshire Council and the BID) enforce the regulations to ensure public safety.”*

Response from the Chairperson:

“Thank you for this question. Due to the large number of A boards throughout the town centre, and the lack of clarity over the regulation that controls this type of advertisement, I will request that this council write to West Berkshire Council (as the Local Planning Authority) to inquire what the legality of these A boards are, and if they are assessed for causing hazards to pedestrians (especially the partially sighted).”

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Tony Vickers

**Resolved:** To vary the order of business on the ground of urgency to take the Greater Newbury Flood Forum item first.

#### **214. Greater Newbury Flood Forum**

The Committee discussed the NTC Resolution for West Berkshire Council (WBC) to establish a Greater Newbury Flood Forum with WBC Officers – Jon Winstanley and Stuart Clark. Key information from this discussion included that:

- The WBC Officers discussed establishing a Greater Newbury Flood Forum with the relevant WBC portfolio holder and it was determined that there are insufficient resources for WBC to establish and maintain one.
- The WBC Officers confirmed that they would support any forum established by the public as the purpose of these forums is to hold the relevant local flood authorities to account (WBC for surface and ground water flooding and from ordinary watercourse, the Environment Agency for main rivers, and Thames Water for sewers).

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Tony Vickers

**Resolved:** To suspend Standing Orders to allow for public questions during this item.

A member of the public, Ms Paula Saunderson, informed the Committee of the extensive data that would be available to a Greater Newbury Flood Forum, should one be established. In addition, she would like to see a forum established and that determining the forum's potential size should not hamper its creation.

Councillor Tony Vickers said he would be prepared to lead the creation of a forum, as an private individual, and look to arrange the hiring of the NTC Chamber for the first meeting, if the group would like to meet in the Chamber.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Gary Norman

**Resolved:** That the Council supports the creation of a Greater Newbury Flood Forum and agree to allow Councillor Vickers to use the Council Chamber for an initial meeting of the forum, if required.

**215. Schedule of Planning Applications**

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

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Nigel Foot

**Resolved:** To suspend Standing Orders to allow for public questions to be heard during the Councillors' debate on item 2 of Appendix 1 to these minutes.

**216. Schedule of Prior Approval Applications**

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

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

An update on Newbury's Neighbourhood Development Plan (NDP) was received and noted by members.

The NDP Steering Group are in the process of confirming their Draft Objectives and drawing up the first round of public consultations. The next NDP Steering Group meeting is scheduled for the 20/04/2022 at 7:00pm via zoom. This agenda for this meeting can be found on the [NDP Steering Group section of the NTC website](#), and the zoom link can be requested by contacting the Council.

**218. Update from the Heritage Working Group**

**218.1** The members received and noted the minutes of the last Heritage Working Group meeting.

**218.2 Proposed:** Councillor Gary Norman

**Seconded:** Councillor Nigel Foot

**Resolved:** To again pursue and lobby West Berkshire Council to devolve Section 215 powers to the Town Council.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Vaughan Miller

**Resolved:** To include 58 Cheap Street and 88 West Street Terrace in the Town Council's Section 215 list.

**219. Update from the Sandeiford Joint Working Group**

No further update was received from the Sandeiford Joint Working Group.

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

There are no Newbury items at the upcoming WAP Committee meeting.

**221. Newbury Community Football Ground**

The Committee received an update on the status of the Sports Hub application on Monk's Lane. The application was approved and it is still to be determined if any judicial review will take place.

It was stated that the Newbury Town Council Strategy was still for a football pitch to remain "within a short walking distance of the town centre" ([Strategy point G.8.A](#)) and that the Council will continue to lobby for this.

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

No further items were added to the Forward Work Programme.

**There being no other business, the Chairperson declared the meeting closed at 21:55 hrs.**

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

Chairperson

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

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
19/04/2022**

<b>Running Order</b>	<b>Resolutions</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	We object to this application in line with the points raised by Basingstoke & Deane Borough Council, which are that this would not usually be permitted.	Adjacent District	<a href="#">22/00174/OUT</a>	Land West of Echchinswell Road, Bishops Green, Newbury, Hampshire, for Hathor Property	Outline application for up to 50 dwellings (Use Class C3) with associated open space and vehicular access off Echchinswell Road, Bishops Green. All matters reserved except for access.
2.	No objection.  Councillor Phil Barnett abstained.	Adjacent Parish	<a href="#">22/00658/COMIND</a>	Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ, for Newbury Racecourse	Temporary 1 year permission: The Great Newbury Christmas Carnival (with attractions including market stalls, big top, carnival rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposed to level the centre of the Racecourse.
3.	We object to this application based on the proposed development being out of character with the surrounding area as the building would be taller	Clay Hill	<a href="#">22/00790/OUTMAJ</a>	Land at Kennet Reach, Ham Mill, London Road, Newbury,	Redevelopment of the site to provide a 67-bed care home (Use Class C2) with associated car parking, landscaping, and access. Matters to be

	than the other buildings on that side of the London Road.			for Mr C.R. Muller	considered: Access, Appearance, Layout and Scale.
4.	We object to this application based on the insufficient parking provisions.  Councillor Gary Norman abstained.	East Fields	<a href="#">22/00771/FUL</a>	Adlam Villas, Greenham Road, Newbury, RG14 7HX, for Mr Metcalfe	Change of use from an office (Use Class E(g)(i)) to an NHS healthcare facility (Use Class E(e)).
5.	No objection subject to highways approval.	East Fields	<a href="#">22/00528/FUL</a>	32-34 Boundary Road, Newbury, RG14 5RR, for Mr A. Parton	Construction of new industrial storage unit B8.
6.	No objection.	Speenhamland	<a href="#">22/00853/HOUSE</a>	1 Herewood Close, Newbury, RG14 1PY, for Mr S. Hameed	Two storey side and rear extension with a single storey side extension for porch.
7.	No objection.	Speenhamland	<a href="#">22/00872/FULD</a>	Hornbeam House, Speen Lane, Newbury, RG14 1RW, for Clere Homes Ltd	Section 73a: Variations of Conditions 2 (Approved Plans), 4 (Electric Vehicle Charging Points), 9 (SUDS), 10 (Lighting Scheme), 11 (Bat Box), and 12 (Bee Brick) of previously approved application 20/01323/FULD: Proposed construction of 2 new low energy detached houses on existing residential land forming part of the curtilage of Hornbeam House. Demolition

					of existing contemporary extension to Hornbeam House.
8.	No objection.	Wash Common	<a href="#">22/00749/HOUSE</a>	10 Meadow Road, Newbury, RG14 7AH, for Mr & Mrs Street	Single storey side and rear extension, widen access and lowered kerb.
9.	No objection.	Wash Common	<a href="#">22/00739/HOUSE</a>	18 Spencer Road, Newbury, RG14 6QA, for Mr & Mrs Frenech	Single storey rear extension with pitched roof over existing flat roof.
10.	No objection.	Wash Common	<a href="#">22/00736/HOUSE</a>	Shadow Lawn, Garden Close Lane, Newbury, RG14 6PP, for Mr & Mrs Lawson	Demolition of existing single storey extension and porch. Replacement two storey and single storey extensions to existing house.
11.	No objection.	Wash Common	<a href="#">22/00822/HOUSE</a>	26 Conifer Crest, Newbury, RG14 6RT, for Mr & Mrs Oliver	Conversion of existing garage to habitable room with internal alterations and replacement of flat roof with pitched roof.
12.	No objection.	Wash Common	<a href="#">22/00896/HOUSE</a>	Two Trees, Tydehams, Newbury, RG14 6JT, for Mr & Mrs Donald	Construction of a two storey side extension, first floor bathroom over entrance, enlargement of first floor roof over garage, associated internal alterations and construction of a three bay detached garage.

					Variation to approval ref: <a href="#">19/00870/HOUSE</a> dated 5th June 2019.
13.	No objection.	West Fields	<a href="#">22/00823/HOUSE</a>	7 Dolton Mews, West Mills, Newbury, RG14 5HT, for Mr D. Fitzwilliams	Single storey side extension to provide utility room, shower room and home office.

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**Planning and Highways Committee Meeting  
Schedule of Applications for Prior Approval  
19/04/2022**

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.	To recommend that a planning application is required.  Councillor Tony Vickers abstained.	Speenhamland	<a href="#">22/00725/PACOU</a>	Gandlake House, London Road, Newbury, RG14 1LA, for Envision Contracting Ltd	Application to determine if prior approval is required for a proposed: Change of use from offices (Use Class E (G)(i) to dwellinghouses (Use Class C3), to provide 8 self-contained flats.

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
09/05/2022**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.		Adjacent Parish and Clay Hill	<a href="#">21/01452/FULEXT</a>	Land South of Waller Drive, Newbury, for CALA Management Ltd.	<p>Full planning application for the redevelopment of the site for 66 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 style="text-align: center;"><b>Amended:</b></p> <p>The amendments are: reduction of dwellings from 70 to 66; increased easement for oil pipelines; increase in public open space; play area relocated; changes to apartment block 2; amended landscaping; amended internal layout and parking; amended energy strategy; updated biodiversity net gain strategy.</p> <p style="text-align: center;"><b>Previous NTC Comments:</b></p>

					<p>“We object to this application for the following reasons: Charging points for 50% of houses was felt to be insufficient. We would like charging points for 100% of the houses. This development does not comply with WBC policy, Core Strategy CS15 on renewable energy. Heating is fuelled by fossil fuels. Carbon zero should be the target. The orientation of many of the houses is also not conducive to solar panel usage. Affordable housing is concentrated in one area of the development. We would like them to be more evenly dispersed.” (13/07/2021)</p> <p>“Objection in line with the previous NTC objection. In addition:</p> <ul style="list-style-type: none"> <li>- we would like to see water conservation measures introduced.</li> <li>- we share the concerns of the flood authority.</li> <li>- we would like to see the contamination removed not capped.</li> <li>- we would like to see the pedestrian link to Cavendish Court implemented.</li> <li>- we would like to see a review of the WBC decision on sightlines onto Waller</li> </ul>
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					Drive given the speeding issues that exist. - The material of the cycle storage facility should not be made of wood. (28/10/2021)
2.		Clay Hill	<a href="#">22/00929/HOUSE</a>	61 Walton Way, Newbury, RG14 2LL, for Mr S. Morris	Double side extension and internal replanning.
3.		East Fields	<a href="#">22/01019/HOUSE</a>	4 Coral Gardens, Newbury, RG14 7FU, for Mr Prakash	Erection of extension to rear elevation and new window to original property on side elevation.
4.		Wash Common	<a href="#">22/00944/HOUSE</a>	42 Glendale Avenue, Newbury, RG14 6RU, for Mr & Mrs Walker	Proposed single storey rear extension for enlarged kitchen dining room and including internal alterations and porch.
5.		Wash Common	<a href="#">22/00893/HOUSE</a>	75 Gorselands, Newbury, RG14 6PU, for Mr & Mrs Chadwick	Single storey side extension.
6.		Wash Common	<a href="#">22/00951/HOUSE</a>	68 Chandos Road, Newbury, RG14 7EF, for Dr A. Long	Single Storey Rear Extension.
7.		Wash Common	<a href="#">22/00989/HOUSE</a>	19 Bartlemy Road, Newbury, RG14 6LD, for Mr & Mrs Gibson	Loft conversion with hip to gable roof and dormer to the rear.
8.		Wash Common	<a href="#">22/00991/HOUSE</a>	5 Oaken Grove, Newbury, RG14 6DX, for Mr & Mrs Hodges	Side extension to form Store.
9.		Wash Common	<a href="#">22/01013/HOUSE</a>	17 Willowmead Close, Newbury, RG14 6RW, for Mr & Mrs Alexander	First-floor extension over garage and alterations.

10.		Wash Common	<a href="#">22/01029/HOUSE</a>	19 Wendan Road, Newbury, RG14 7AG, for Mr & Mrs Marriage	Single storey rear extension.
11.		Wash Common	<a href="#">22/01017/HOUSE</a>	17 Garford Crescent, Newbury, RG14 6EX, for Mr & Mrs Hicks	Proposed first floor side extension.
12.		Wash Common	<a href="#">22/01020/HOUSE</a>	3 Heyward Gardens, Newbury, RG14 6AQ, for Mr N. Casey	Two storey rear extension incorporating loft room above and first floor balcony over existing flat roof.
13.		West Fields	<a href="#">22/00906/FUL</a>	6 St Johns Road, Newbury, RG14 7LW, for Eastfield House Surgery	Planning permission for the erection of additional temporary surgery accommodation.
14.		West Fields	<a href="#">22/00819/HOUSE</a>	16 Berkeley Road, Newbury, RG14 5JE, for H. Simmons	A single storey rear infill extension.

**Planning and Highways Committee Meeting  
Schedule of Applications for Prior Approval  
09/05/2022**

<b>Running Order</b>	<b>Resolution</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.		West Fields	<a href="#">22/00955/PASSHE</a>	11 Enborne Place, Newbury, RG14 6BD, for Mr T. Marsh	Application to determine if prior approval is required for a proposed: Larger Home Extension - single storey rear extension 6.00m beyond rear wall x 2.90m maximum height x 2.90m at eaves.



# West Berkshire Council Streetworks Permit Scheme Variation

Newbury Town Council presentation

28/03/2022

# Objectives of the WBC Permit Scheme

- manage and maintain the local highway network to maximise the safe and efficient use of road space and provide reliable journey times, including:
  - providing for people with a disability;
  - minimising other impacts on the community;
  - improve public satisfaction
- encourage a proactive, rather than reactive, attitude by activity promoters. This is a change in culture that will result in promoters supplying more information to the Permit Authority, which will enable the authority to better manage the network;

# Objectives of the WBC Permit Scheme

- protect the structure off the street and the integrity of the apparatus within it;
- ensure the safety for those using, living or working on the street, including those engaged in activities controlled by the Scheme, with special emphasis on people with disabilities.

# Evaluation of Permit Schemes

- In accordance with the Traffic Management Permit Scheme Regulations, a Permit Authority shall evaluate each permit scheme following—
  - the first, second and third anniversary respectively of the date on which the permit scheme came into effect; and
  - every third anniversary thereafter.
- In carrying out the evaluation, the Permit Authority shall include consideration of—
  - whether the fee structure needs to be changed in light of any surplus or deficit;

# Evaluation of Permit Schemes

- the costs and benefits (whether or not financial) of operating the scheme; and
  - whether the permit scheme is meeting key performance indicators where these are set out in the Guidance.
- The WBC Permit Scheme year 6 Evaluation has recently been completed and a copy of the report can be found [here](#).

# Variation of Scheme and update to V5.0

- It was identified through the recent Year 6 Evaluation that the WBC Streetworks Permit Scheme has been operating at a deficit. As such, Permit fees have been adjusted accordingly in order for all prescribed costs to be covered in accordance with Regulations.
- Alongside the revised fee levels, the content of WBC's Streetworks Permit Scheme document has been updated and Version 5.0 will become effective as of 01/05/2022. The revised version reflects changes that have taken place in the industry in recent years however the scope of the Scheme remains largely unchanged.

# Additional information

- Additional information relating to the WBC Streetworks Permit Scheme can be found on the [WBC website](#).
- Should you have any further question please contact WBC's Streetworks team via the following:
  - Email – [streetworks@westberks.gov.uk](mailto:streetworks@westberks.gov.uk)
  - Tel – 01635 519234

## Consultation:

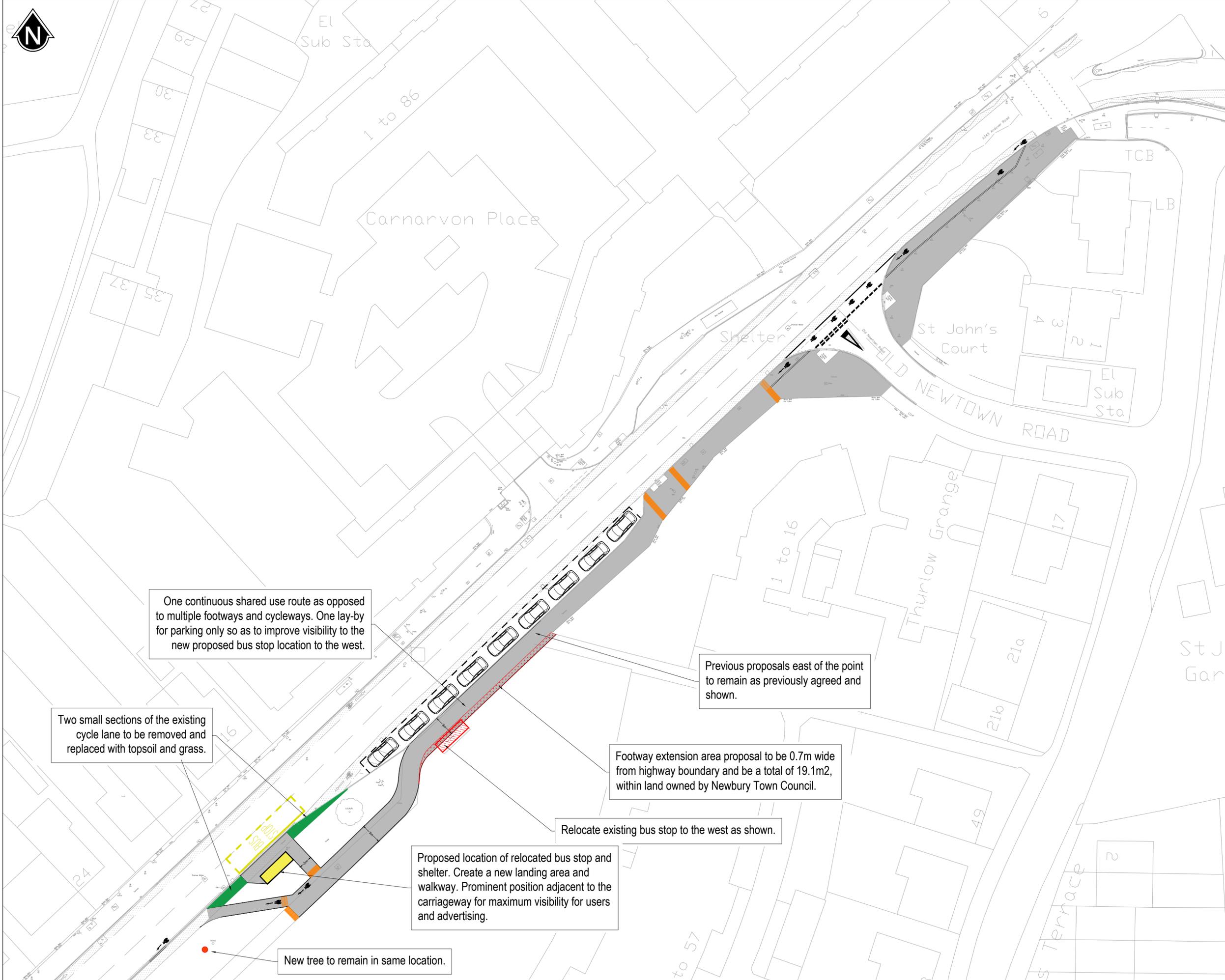
### Amended WBC Proposed Alterations to Andover Road

WBC have revised their proposal regarding their proposed works to the Andover Road. As part of this review, they looked again at what is required, and in particular, the area being proposed in order to maintain the existing shelter location. This appears to create a number of situations whereby cyclists and pedestrians are in conflict through needing to cross each other to maintain their respective journeys.

Therefore, the reassessed design looks to see if the new shared use footway/cycleway could be simplified to benefit all users. Please find a revised proposal detailing some changes which should make it easier and simpler following this cover page. You will note that the proposal has relocated the Newbury Town Council existing shelter and subsequent bus stop. This is of benefit for a number of reasons detailed below;

- Bus stop now closer to the road (2m) so as patrons have clear visibility of approaching buses and are within their own area. The shelter advertising will also be in full view of approaching vehicles as not obstructed. Current bus shelter is situated back from the highway and semi-hidden by trees, parked cars and sign/sign posts.
- Bus stop not within parked cars and removes the need for a landing area (within layby) and additional drainage. Users now closer to the road as opposed to be quite far away (6m) from the carriageway.
- Simpler arrangement and less confusion for differing users switching over and conflicting.
- Only a small footway widened area within Newbury Town Council land now required as opposed to a whole new cycle lane with grass area in between.
- Cherry tree to remain.

WBC would be most grateful if the Council could review the revised proposal and send them the official Newbury Town Council response (NTC).



**KEY**

- PROPOSED EXTENSION OF SHARED USE FOOTWAY WITHIN NEWBURY TOWN COUNCIL LAND.
- EXISTING BUS STOP/SHELTER LOCATION
- PROPOSED RELOCATION OF BUS STOP/SHELTER
- PROPOSED AREAS OF GRASS

**NOTES**

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS ARE SHOWN IN METRES UNLESS SHOWN OTHERWISE.
3. THIS DRAWING SHOWS A PROPOSED FEASIBILITY OPTION AND IS SUBJECT TO CHANGE.

One continuous shared use route as opposed to multiple footways and cycleways. One lay-by for parking only so as to improve visibility to the new proposed bus stop location to the west.

Two small sections of the existing cycle lane to be removed and replaced with topsoil and grass.

Previous proposals east of the point to remain as previously agreed and shown.

Footway extension area proposal to be 0.7m wide from highway boundary and be a total of 19.1m<sup>2</sup>, within land owned by Newbury Town Council.

Relocate existing bus stop to the west as shown.

Proposed location of relocated bus stop and shelter. Create a new landing area and walkway. Prominent position adjacent to the carriageway for maximum visibility for users and advertising.

New tree to remain in same location.

DRAFT

A	11/04/2022	Added new tree location, west of proposed bus stop	DW
REV	REV DATE	DESCRIPTION	DR



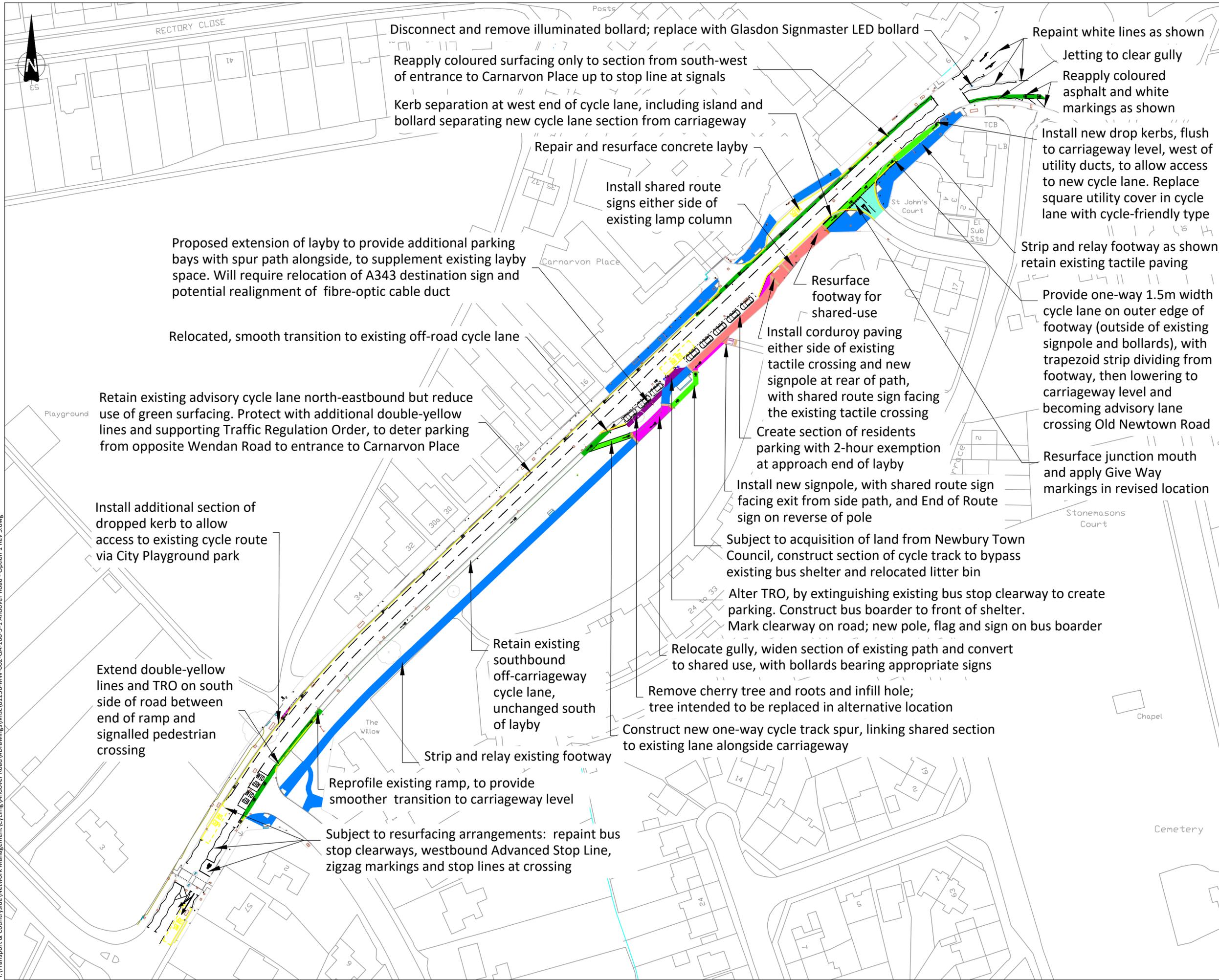
ENVIRONMENT  
COUNCIL OFFICES - MARKET STREET - NEWBURY - RG14 5LD

PROJECT TITLE  
**ANDOVER ROAD  
ACTIVE TRAVEL SCHEME**

DRAWING TITLE  
**PROPOSED SCHEME REVISION**

DATE	DRAWN BY	CHECKED BY	PAPER SIZE	SCALE
APRIL 2022	DW		A2	N.T.S
DRAWING NUMBER				REVISION
81236-100				A

I:\Transport & Countryside\Network Management\Cycling\Andover Road - General Arrangement - Rev A.dwg



**KEY**

- Dropped kerb
- Footway resurfacing
- Carriageway resurfacing
- Corduroy paving
- Re-apply green asphalt to areas of existing cycle lane
- New cycle lane
- Existing footway - convert to shared use
- New shared-use path
- Widened section of path for shared-use

- NOTES**
- 1) Do not scale from this drawing.
  - 2) All dimensions are shown in metres unless shown otherwise.
  - 3) This drawing shows a proposed option and is subject to change following the location, depth and height of existing utility services.
  - 4) WBC Standard Details must be adhered to at all times unless specified by the Overseeing Organisation.
  - 5) Prior to any excavations the contractor will establish the location of existing utility services.
  - 6) Use of coloured surfacing will be focussed on approaches to and crossing of junctions and potential conflict points.

REV	DESCRIPTION	DR	AU	REV DATE



Project Title				
<b>ANDOVER ROAD ACTIVE TRAVEL SCHEME</b>				
Drawing Title				
<b>PARKING ALTERATIONS AND RETENTION OF ADVISORY CYCLE LANES</b>				
Date	Drawn By	Checked By	Paper Size	Drawing Scale
08/12/2021	CT	DW	A2	NTS
Drawing Number				Revision
81236-MW-002-GA-100				5

I:\Transport & Countryside\Network Management\Cycling\Andover Road\Drawings\Misc\81236-MW-002-GA-100-5-1 Andover Road - Option 1 Rev 5.dwg

## Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 9<sup>th</sup> May 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 Decisions (if any)
10. Neighbourhood Development Plan – Update (if any)
11. The Western Area Planning Committee – Update
12. Sandleford Park Joint Working Group – Update
13. 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.
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