

19th January 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

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

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 25th January 2021 at 7.00 pm.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/88576329968?pwd=Z3dRdkRzTHRMB1gzcFEwYjE3SUUxdz09>

Meeting ID: 885 7632 9968

Passcode: 195006

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 Wednesday 6th January (already circulated).

3.1. Officers report on actions from previous meetings

Chairperson

To receive an update.

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

✉ towncouncil@newbury.gov.uk

☎ (01635) 40484

🌐 www.newbury.gov.uk

🐦 @NewburyTC

📘 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 25th January 2021)
- 5. Members' Questions and Petitions**
Chairperson
(Questions, in writing, must be with the CEO by 2:00 pm on 25th January 2021)
- 6. Flooding and Related Issues**
Chairperson
To receive a presentation from Stuart Clark, WBC's Principal Engineer, over flooding and related issues.
- 7. Proposed development at Phoenix Court, Newtown Road (Appendix 2)**
Chairperson
Receive a presentation from Sovereign (Housing Association) regarding their proposed development at Phoenix Court, Newtown Road
- 8. Schedule of Planning Applications (Appendix 3)**
Chairperson
To comment on the planning applications listed at the attached schedule.
- 9. Update from Sandleford Joint Working Group**
Chairperson
To receive an update on any relevant business from the Joint Working Group.
- 10. The naming of the main access road to Sandleford Park from A339**
Chairperson
To comment on the naming of the main access road to Sandleford Park from A339.
- 11. Draft Local Plan consultation**
Chairman
To agree on the Councils response to the Draft Local Plan consultation. The recommendations of the Committees Working Group will be circulated before the meeting.
- 12. Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
- 13. Newbury Community Football Ground**
Chairperson
To Receive an update.
- 14. Forward Work Programme for Planning and Highways Committee (Appendix 4)**
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
Wednesday 6th January at 7:00pm/19:00.**

Present

Councillors Nigel Foot (Vice-chairperson); Tony Vickers; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond

In Attendance

Hugh Peacocke, Chief Executive Officer
Kym Heasman, Corporate Services Officer
Darius Zarazel, Democratic Services Officer

142. Apologies

Gary Norman (Chairman)

143. Declarations of interest and Dispensations

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

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

Councillor Tony Vickers declared an interest on Item 9 of Appendix 1 – business interest

Councillor David Marsh declared an interest on Item 20 of Appendix 1 – son is in the Cubs

144. Minutes

Proposed: Councillor Jeff Beck

Seconded: Councillor Roger Hunneman

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on 7th December 2020, be approved, and signed by the Chairperson.

Report back from last minutes:

A previous request by Cllr. Nigel Foot, about resurfacing the monkey bridge, was taken to WBC and they have “instructed [their] contractor to ... install a test area of about 5 metres length (non-slip strips) over the full width of the bridge to see how they perform”.

145. Questions and Petitions from Members of the Public

There were none.

146. Members’ Questions and Petitions

Question received from Councillor Andy Moore:

“It has come to notice that a considerable number of streetlights remain the responsibility of the Town Council despite West Berkshire Council (WBC) being the Highways Authority and that these are generally not to the modern LED standard. Can this Council make it an element of its Strategy to expedite transfer of these lights to WBC?”

The Chairperson responded with the following answer:

“This is unlikely as the devolution programme is moving in the opposite direct – from the District Council to the parishes.”

The CEO also responded with the following:

“The Community Services Manager is examining this issue”

Supplementary question by Councillor Andy Moore:

“In pursuit of our Climate Change policy, should not this Council convert any streetlights under its management to modern (LED) standards whether or not it is anticipated that they may transfer to WBC?”

The Chairperson responded with the following answer:

“The Community Services Manager is examining this issue with our supplier. It is expected that it will be expensive. A programme for renewal/ replacement lights will be presented to the Community Services Committee”.

Question received from Councillor Phil Barnett:

“In this present climate when we are being requested to walk and cycle, safety must be paramount in all our minds. Turnpike road between Fir Tree Lane and the Henwick roundabout, albeit a speed restricted area, does attract vehicles that might not be expecting to see children crossing between the Tiger’s Nursery on the north side of the road to the specific footpath on the south side. The crossing of that road by minors and their parents or guardians is a fraught experience.

Therefore, can this Planning and Highways committee of Newbury Town Council request West Berkshire Council to carry out a survey with the objective of installing a zebra crossing at some suitable point where the majority of pedestrian’s cross.”

The Chairperson responded with the following:

“We will forward the request to WBC”.

Question received from Councillor Martha Vickers:

“Newbury Town Council is responsible for providing Grit Bins across the Town thus preventing inconvenience and potentially serious accidents during the Winter months. Following a recent accident on the Monkey Bridge, I would like to request that the Town Council consider providing a Grit Bin to service the Bridge and if possible, put this in place this Winter.”

The Chairperson responded with the following:

“We understand that some residents are already placing grit where required. While WBC are looking for longer-term, permanent, solutions, NTC could compensate those residents gritting the bridge themselves”.

147. Schedule of Planning Applications

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

Regarding application number 4, Councillor Jeff Beck abstained.

148. [20/02779/COMIND](#) Newbury College, Monks Lane, Newbury, RG14 7TD

Object to the proposal based on the new travel plan.

Councillor Vickers objected to the proposed travel plan and recommended that the existing travel arrangements continue after the new junction is provided, as the proposed travel plan does not allow for southbound cars to turn right off the A339.

Interim arrangement needs to allow for a right turn.

Acknowledge that this is outside of the applications parameters.

Proposed: Councillor Tony Vickers
Seconded: Councillor Roger Hunneman

Resolved: That the Committee reject the proposal based on the travel plan. Any plan needs to allow for a right turn and should also retain the current travel arrangements.

149. The WBC Draft Local Plan consultation

A Working Group, comprised of Councillor Vickers, Councillor David Marsh, and Councillor Nigel Foot, would gather to put together a response.

The CEO will ask planning policy to respond to NTC earlier submission, and what changes, if any, were made based on those recommendations

Proposed: Councillor Tony Vickers
Seconded: Councillor David Marsh

Resolved: That the Committee establish a Working Group to draft a response to the WBC Draft Local Plan Review consultation for consideration at the P&H Committee on the 25th of January 2021.

150. Town and Country Planning Act 1990

Application No: [20/01283/COMIND](#) for Proposed new access from London Road and the erection of wall and access gate For Newbury Business Park, London Road, Newbury.

Newbury Town Council's Comments (submitted 13/07/2020): Objection/comments: objection on the grounds that this will create unnecessary traffic on the junction of the A4.

Proposed: Councillor Jeff Beck
Seconded: Councillor Tony Vickers

Resolved: That the Committee advises the Planning Inspectorate that this Council supports the decision of the planning Authority to refuse permission for this development and the 2 reasons for refusal. (Traffic and loss of designated amenity space)

151. Schedule of Prior Approval Applications

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

152. Update from The Western Area Planning Committee

There was no further information currently.

153. Update from the Town Centre Working Group

Information was received and noted by the members.

154. The Sandleford Joint Working Group

Information was received and noted by the members.

155. Newbury Community Football Ground

Information was received and noted by the members.

Councillor Vaughn Miller informed the Committee about a report which has been published by WBC proposing a new 3G pitch at the Newbury Rugby Club.

156. Forward Work Programme for Planning and Highways Committee

It was agreed to add the following items to the agenda for Monday 25th January 2021:

1. Sovereign have approached us with a pre-application consultation for Phoenix Court development and we have invited them to the meeting of the P&H Committee on the 25th of Jan 2021.
2. Invite Stuart Clark (Flooding - WBC) to the next P&H meeting on 25th of Jan.

There being no other business the chairperson declared the meeting closed at 20:36 hrs

Chairperson

**Planning and Highways Committee Meeting
Schedule of Planning Applications Wednesday 6th January 2021**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1	No Objection	Clay Hill	20/02884/HO USE	74 Kiln Road Newbury for Mr L Chard	Garage conversion to form annexe, first floor side extension and single storey rear extension
2	No Objection	Clay Hill	20/02940/FUL	B&Q London Road Newbury for B&Q LTD	Fencing and access gates.
3	No Objection	Clay Hill	20/02910/FUL	Car Park at B and Q London Road Newbury for London Road Limited	Erection of 1no. building for use within Class E along with associated drive-through lane, reconfiguration of existing car park and associated works
4	Rejection based on: The breaking of Section 4 of Sport England's Rules. Not having the adequate toilet facilities. There being an unacceptable lack of separation between grass and car park.	Clay Hill	20/02402/RE G3 (Amended Plans)	Newbury Football Club Faraday Road Newbury for West Berkshire Council	Creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally. Amended: 1. Amended Site Area - altered redline 2. Revised Planning Application Statement - have removed reference to 'e-booking' and replaced with first come first serve and describe the availability of public

	<p>Contrary to the Councils asset community register.</p> <p>Reject the amended description of the land being one of "public recreation", want 'Sport' included</p> <p>Resolved: To reject the proposal based on the previous reasons given</p>				<p>lavatories, their location and what facilities are present.</p> <p>3. Revised Block Plan inc: parking areas revised to achieve 6m aisles, altered provision between timber bollards and fencing and Proposed signage (format and route map to be agreed) to public lavatory facilities.</p> <p>4. Amended Application Form</p> <p>5. Description amended: the words "public recreational sport" has been replaced by "public recreation" to further clarify the proposed use of the site.</p>
5	No Objection	East Fields	20/02711/FUL (Amended Plans)	3 Adlam Villas Greenham Road Newbury for Mr & Mrs Metcalfe	Change of use to Class E (g) with an additional four windows
6	No Objection	East Fields	20/02930/HO <u>USE</u>	10 Porchester Road Newbury for Mr & Mrs Wilkin	Proposed front dormer to enlarge bathroom.
7	No Objection	Speenhamland	20/02879/HO <u>USE</u>	7 Amberley Close Newbury for Malcolm Sheppard	Proposed bay window and open porch
8	No objection, subject to compliance with the requirements of the	Speenhamland	20/02970/HO <u>USE</u>	45 Maple Crescent Newbury for Mr & Mrs Norman	New studio garden building within rear garden, removal of existing trees and new boundary fence and the formation

	Trees Officer and Highways.				of new entranceway into Crescent with dropped kerb
9	Resolved: To support the application	Wash Common	20/02983/RE G3	Park House School Andover Road Newbury for West Berkshire Council	Relocation and enlargement of the existing school library within a new extension that connects Park House with the main school building.
10	Resolved: That the Committee reject the proposal based on the new travel plan. The current arrangements should also be retained. Any travel plan needs to allow for a right turn from the A339 for south-bound traffic.	Wash Common	20/02779/CO MIND	Newbury College Monks Lane Newbury for Feltham Construction Limited	Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.

11	No Objection	Wash Common	20/00346/RES MAJ (Amended Plans)	Land North Of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd	Approval of reserved matters following Outline Permission 19/00669/OUTMAJ [16 dwellings, including affordable housing, with access from Monks Lane, landscaping and associated infrastructure] Matters seeking consent: Appearance, Landscaping, Layout and Scale. Amended: Amended drawings including: Amended elevations for dwellings; Amendment of design of flats to a traditional dwelling form and double fronting to increased integration with public house and other dwellings; Alterations to parking layout to meet parking standards and highways advice; Indicative lighting scheme for footpath; Relocation of plot H1 to improve visibility splay on bend of road.
12	No Objection	Wash Common	20/02904/HO USE	8 Three Acre Road Newbury for Mr & Mrs Meir	Single and two storey extensions with attic storage.
13	No Objection	West Fields	20/02499/FUL	32A Northbrook Street Newbury for Cass Holdings Ltd	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat.
14	No Objection	West Fields	20/02699/FUL EXT	11 - 15 Bartholomew Street	Section 73A: Variation of Condition 16 - Approved Plans and 17 - Landscaping, of

				Newbury for Eden (Pearl House) Ltd	planning permission 18/01827/FULEXT (Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with undercroft and surface parking provisions).
15	No Objection	West Fields	20/02973/FUL EXT	11 - 15 Bartholomew Street Newbury for Eden (Pearl House) Ltd	Section 73: Variation of Condition 10 (No occupant under age 65) of previously approved application 18/01827/FULEXT: Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with undercroft and surface parking provisions.
17	No Objection	West Fields	20/02964/AD V	17 - 19 Northbrook Street Newbury for Tesco Metro	2X Fascia signs, 1X Projecting sign and 2X Graphic signs
18	No Objection	Adjacent Parish (Clay Hill)	20/02865/HO USE	6 Yates Copse Newbury for Mr Howe & Mrs Dennett	Two storey side extension, conversion of garage to enlarge kitchen dining room, including additional bedroom and enlarged existing bedroom with internal alterations, additional parking space created to frontage.
19	No Objection	Adjacent Parish (Speenhamland)	20/02788/RES MAJ	Land Adjacent to Hilltop Oxford Road Donnington	Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters

				Newbury for David Wilson Homes (Southern)	application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.
20	Resolved: To support the application	Adjacent Parish (Wash Common)	20/02842/FUL	Falkland Cricket Club Enborne Street Newbury for Mr Daniels	Proposed pitched roof single storey pavilion containing a hall, kitchen, storage and sanitary facilities for use of the 1st Wash Common Scout Group. The existing pavilion at Battery End will be

					demolished once the new building is commissioned and the space will allow for the development of a single four bed dwelling with commensurate parking in an already established residential street
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Appendix 2

Application for Prior Approval

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1	No Objection	Wash Common	20/02839/PASSHE	5 Kings Mead Newbury for Mr & Mrs Kyprian	An application to determine if prior approval is required for a proposed: Extend existing rear extension. Dimensions 4.20m from rear wall, 3.80m maximum height, 2.60m eaves height.
2	No Objection	West Fields	20/02828/PACOU	7 - 9 The Broadway Newbury for Richard Cotton	Prior approval for first and second storey to be subdivided into 4 flats

					all with adequate natural light to habitable rooms.
3	No Objection	West Fields	20/02829/PACOU	7 - 9 The Broadway Newbury for Richard Cotton	Prior approval for subdivision of ground floor retail unit into 3 separate flats and associated new openings to ensure adequate natural light to all habitable rooms.

Homes for West Berkshire



Sovereign House
Basing View
Basingstoke
RG21 4FA

Customer Contact

0300 5000 926

www.sovereign.org.uk

Newbury Town Council
The Old Town Hall
Market Place
Newbury
RG14 5AA

Our reference: Phoenix Court
Your reference:

4th January 2021

Dear Newbury Town Council

Phoenix Court, Newtown Road, Newbury - Development Proposal

Sovereign Housing Association is working in partnership with West Berkshire Council to redevelop the land at Phoenix Court, Newtown Road, Newbury.

The site is cleared and has been vacant since 2004 pending redevelopment proposals. Given the need for affordable homes in the area we are proposing to redevelop the land to provide 18 new homes for rent and shared ownership.

We are intending to submit a planning application in the next couple of months and therefore are seeking comments from local stakeholders. Due to Covid-19 restrictions we are inviting interested parties to submit comments via a dedicated webpage

Comments can be submitted by email to phoenixcourt@sovereign.org.uk

We will be distributing the attached leaflet to local residents this week inviting comments by the 24th January 2021. The leaflet includes the link below to access the webpage.

[Sovereign/developing-homes/phoenix-court](http://sovereign/developing-homes/phoenix-court)

The webpage includes copies of the proposed plans, FAQs, and a link to submit comments by email. Copies of the plans and the leaflet distribution plan are attached.

We would like to hear your thoughts on the proposal. If you have any questions, please do not hesitate to get in touch directly.

Kind regards

Sarah Comer

Development Manager

sarah.comer@sovereign.org.uk

01635 277425

A joint venture to deliver affordable homes in West Berkshire

NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 02.12.20 - JTR - RS:
Drawing created.

Rev A - 03.12.20 - RS - RS:
Minor additional information added at client request.



DRAWING TITLE

Proposed Site Layout 1:500

PROJECT

Phoenix Court,
Newbury

CLIENT

Sovereign

SCALE

1:500@A3

DATE

Dec 2020

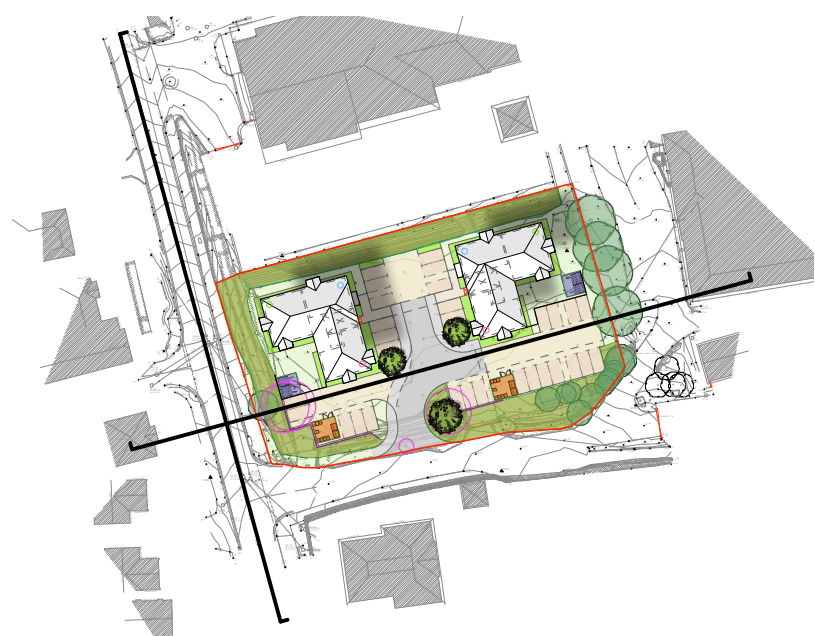






DRAWING NO.

6362-F-1000

REV

A



- Brick 
- Render 
- Recon Stone 
- Roof Tile 

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REVISIONS
 REV: DATE - DRAWN - CHECKED: NOTES
 -: 23.11.20 - RS - RS:
 Drawing created.
 A: 01.12.20 - JTR - RS:
 Street Scene AA Updated, Streetscene BB Illustrated

B: 03.12.20 - RS - RS:
 Section Titles added.

PROJECT
 Phoenix Court, Newbury

CLIENT
 Sovereign

DRAWING TITLE
 DRAFT
 Illustrative Site Scenes

DRAWING NO.
 6362/F/702

REV
 B

SCALE 1:250@A3

DATE Nov 2020

Matthews Warehouse, High Orchard Street
 Gloucester Quays, GL2 5QY T: (01452) 424234

Brick 

Render 

Recon Stone 

Roof Tile 

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

- : 23.11.20 - RS - RS: Drawing created.
- A: 01.12.20 - JTR - RS: Additional balcony structure now illustrated to ground floor level



East



South

DRAWING TITLE

DRAFT
Elevation Proposals
Block A / Block B (Handed)

PROJECT

Pheonix Court, Newbury

CLIENT

Sovereign

SCALE

1:100@A3

DATE

Nov 2020



DRAWING NO.

6362-F-700

REV

A

- Brick 
- Render 
- Recon Stone 
- Roof Tile 

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES
-: 01.12.20 - JTR - RS:
Drawing created.



North



West

DRAWING TITLE

DRAFT
Elevation Proposals
Block A / Block B (Handed)

PROJECT

Pheonix Court, Newbury

CLIENT

Sovereign

SCALE

1:100@A3

DATE

Dec 2020



DRAWING NO.

6362-F-701

REV

-

Accommodation Schedule

Flat 1	1B2P	51sqm
Flat 2	2B4P	71sqm
Flat 3	2B3P	61sqm

Please note flat areas are not inclusive of balcony floor area

NOTES

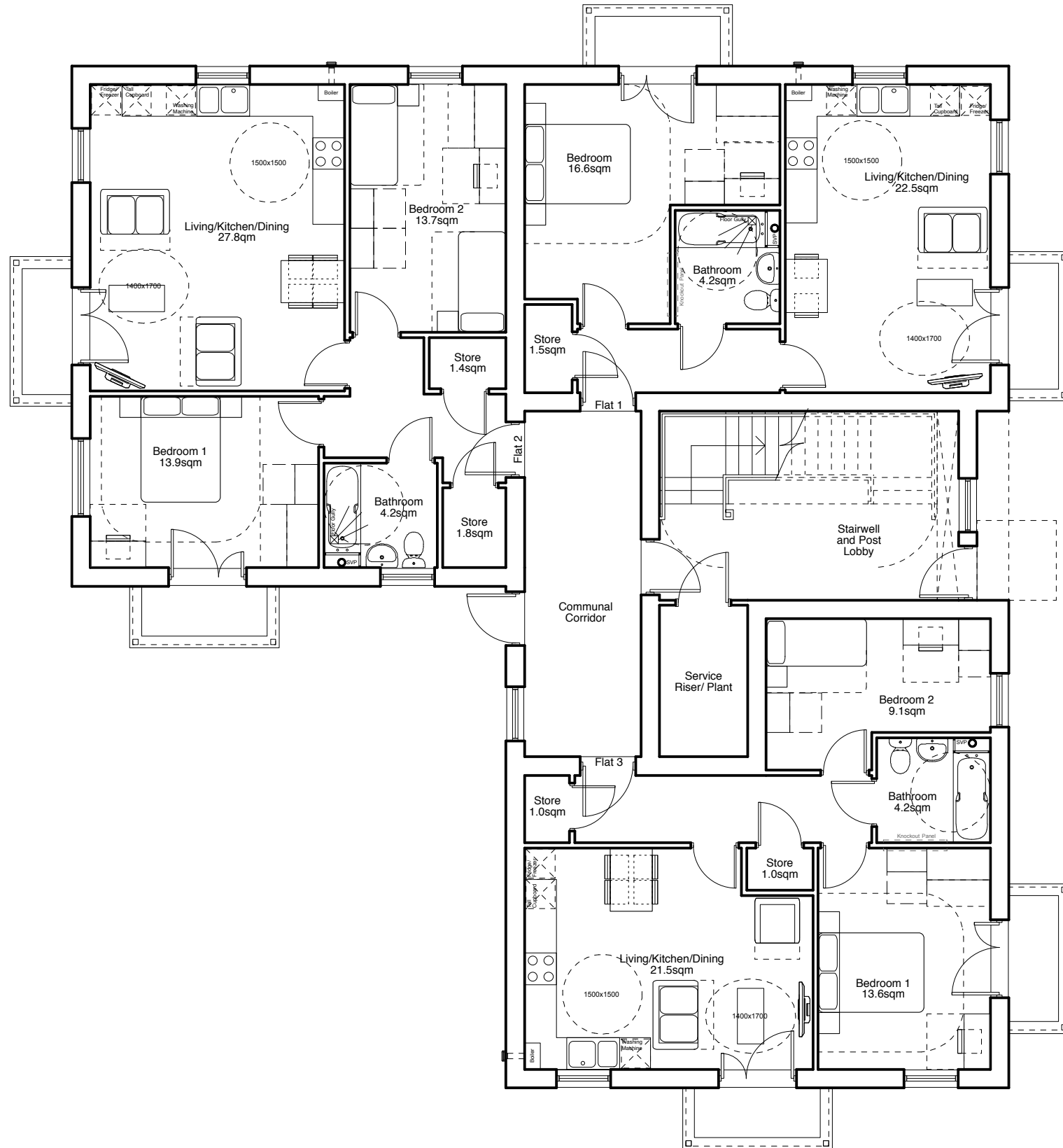
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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 23.09.20 - LM - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Floor layouts amended to match proposed elevations.



DRAWING TITLE

DRAFT
Proposed Ground Floor Plan
Block A / Block B (Handed)

PROJECT

Phoenix Court, Newbury

CLIENT

Sovereign

SCALE 1:100@A3

DATE Sept 2020



DRAWING NO. REV

6362-F-200 A

Accommodation Schedule

Flat 4	1B2P	51sqm
Flat 5	2B4P	71sqm
Flat 6	2B3P	61sqm

Please note flat areas are not inclusive of balcony floor area

NOTES

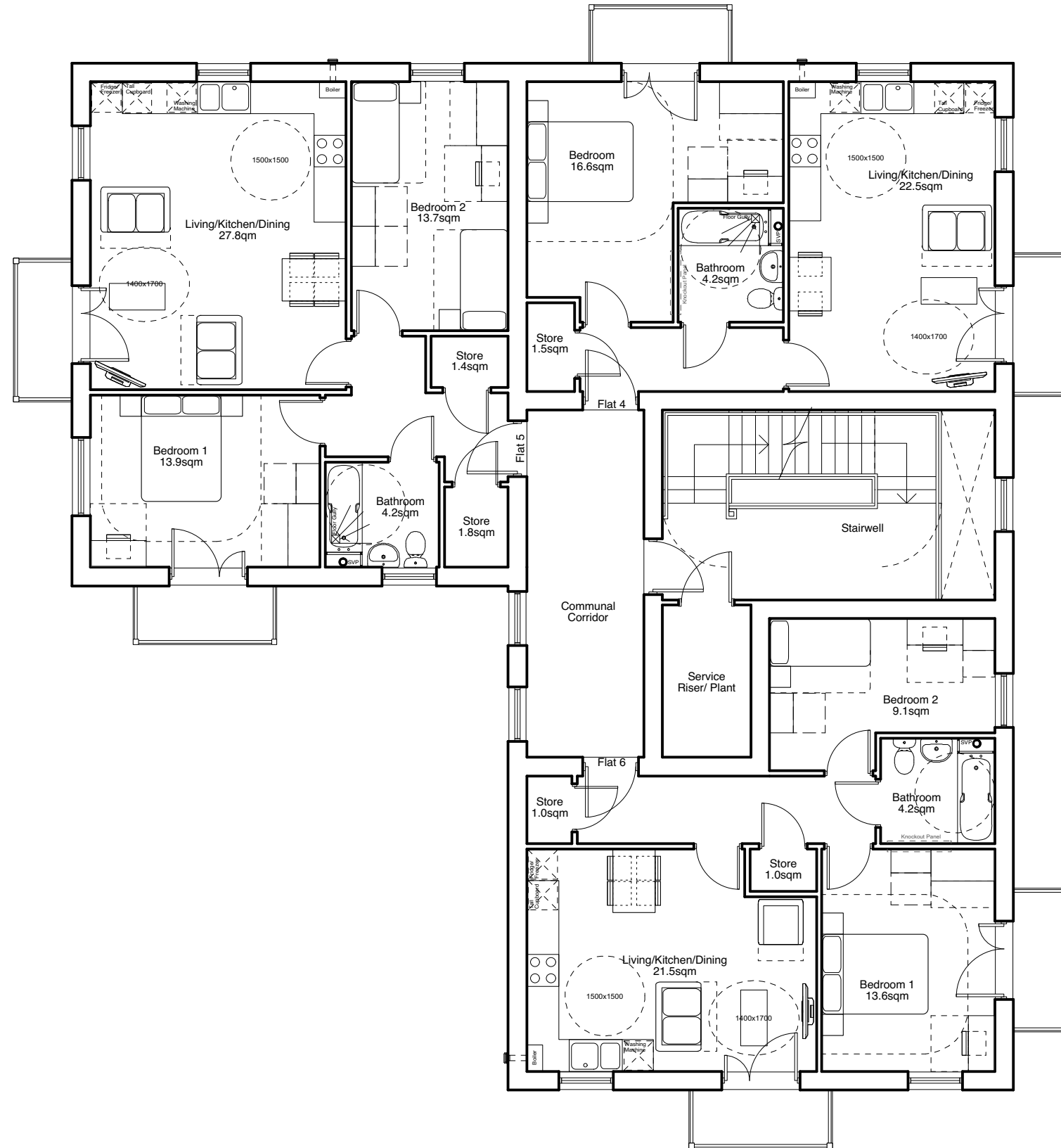
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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 23.09.20 - LM - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Floor layouts ammended to match proposed elevations.



DRAWING TITLE

DRAFT
Proposed First Floor Plan
Block A / Block B (Handed)

PROJECT

Phoenix Court, Newbury

CLIENT

Sovereign

SCALE 1:100@A3

DATE Sept 2020



DRAWING NO. REV

6362-F-201 A

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

Accommodation Schedule

Flat 7	1B2P	51sqm
Flat 8	2B4P	71sqm
Flat 9	2B3P	61sqm

Please note flat areas are not inclusive of balcony floor area

NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 23.09.20 - LM - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Floor layouts ammended to match proposed elevations.



DRAWING TITLE

DRAFT
Proposed Second Floor Plan
Block A / Block B (Handed)

PROJECT

Phoenix Court, Newbury

CLIENT

Sovereign

SCALE 1:100@A3

DATE Sept 2020



DRAWING NO. REV

6362-F-202 A

Phoenix Court Newbury

Development proposal





IN PARTNERSHIP

We'd like to hear from you

Sovereign Housing Association is working in partnership with West Berkshire Council to redevelop the land at Phoenix Walk, Newtown Road, Newbury.

This site is the last part of the former Sandleford Hospital site. Originally built in 1836 as the Newbury Union Workhouse, it accommodated 350 people and later became Sandleford Hospital under the NHS until it was demolished in 2004. The site has therefore been vacant for some time and there's a need for more affordable homes in the area. We're proposing to redevelop the land shown below to provide 18 new affordable homes.

-  Site boundary
-  Existing buildings



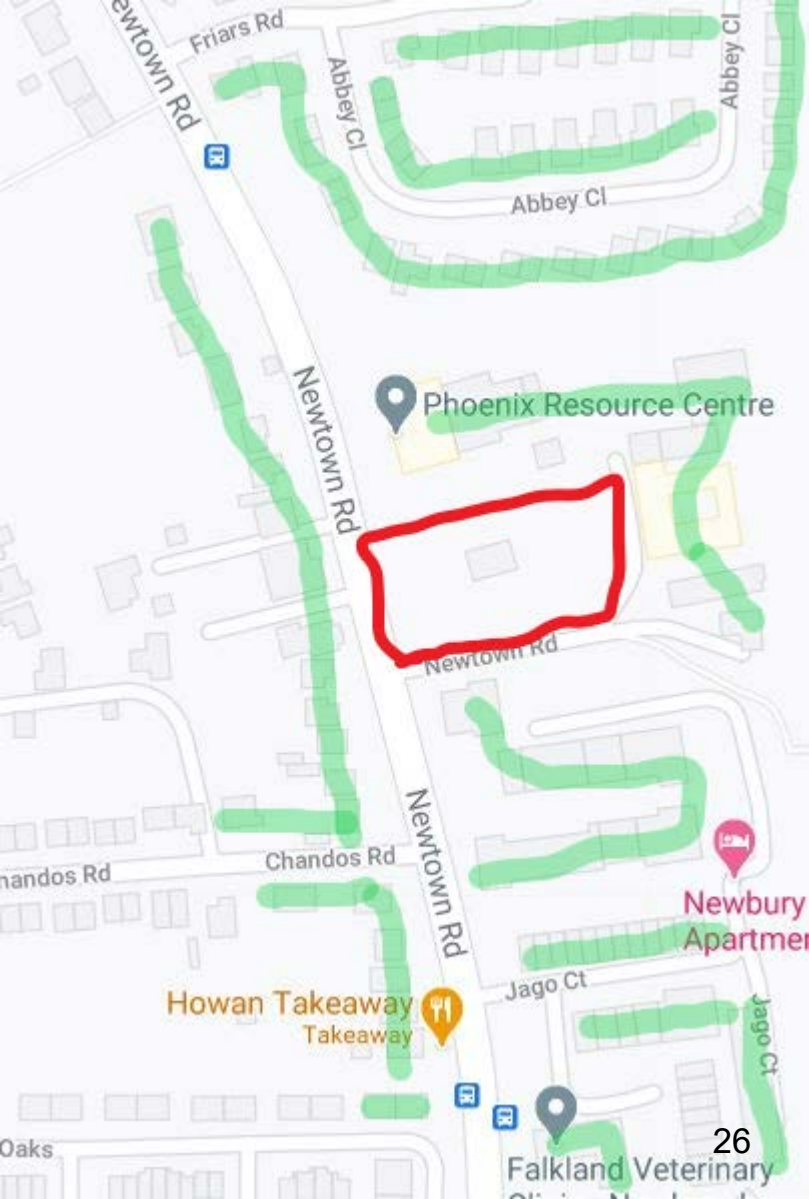
We'd like to hear your thoughts about the proposal.

You can view the plans and more information about the development on our website. There's also a link on the website to submit comments or other feedback about the development.

→ sovereign.org.uk/developing-homes/phoenix-court

If you don't have internet access or need this information in an alternative format, please contact us on **0300 500 0926** and we can supply this.

Please note that the period for submitting comments will be open until **24 January 2021**.



Friars Rd

Newtown Rd

Abbey Cl

Abbey Cl

Abbey Cl



Phoenix Resource Centre

Newtown Rd



Newtown Rd

Chandos Rd

Chandos Rd

Newtown Rd



Newbury Apartments

Howan Takeaway
Takeaway



Jago Ct

Jago Ct

Oaks



Falkland Veterinary Clinic

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**Planning and Highways Committee Meeting
Schedule of Planning Applications Monday 25th January 2021**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1		West Fields	20/03049/LBC2	Rockingham Road Railway Bridge, Rockingham Road, Newbury, RG14 5PA, for Mrs Lisa Bullock	Masonry repairs, waterproofing and other associated reinstatement works.
2		West Fields	20/03050/HOUSE	52 Cleveland Grove, Newbury, RG14 1XE, for Mr V. Cooper	Proposed Single Storey Rear Extension, Loft Conversion and roof Over Existing Garage Door.
3		Wash Common	20/03006/HOUSE (Amended Plan)	4 Oak Ridge Close, Newbury, RG14 6HX, for Mr Lewis Hutchinson	Convert internal garage space into living accommodation. The additional window and brickwork will be chosen to match existing design and colour.
4		Speenhamland	20/02965/HOUSE	4 Dolman Road, Newbury, RG14 1LH, for Mr & Mrs Brian & Donna Savage	Double storey side extension & single storey rear extension.
5		West Fields	20/03076/FUL	Jacobs Well, West Street, Newbury, RG14 1BD, for Mr R Holtby (Greenham Trust)	Change of use from E(g) (i) (building currently vacant) to C2 - 7no. assisted living apartments, single storey extension, internal alterations, new vehicular access and pedestrian access gates, cycle parking and refuse store.

6		Wash Common	20/03012/HOUSE	64 Kingsbridge Road, Newbury, RG14 6EA, for Mrs Parker-Wilson	Side and rear extension
7		Wash Common	20/03041/FUL	Warren Road, Newbury, RG14 6NH, for Donnington New Homes	Improvements and enhancements to Warren Road including demolition of Warren House
8		Wash Common	20/03092/HOUSE	59 Conifer Crest, Newbury, RG14 6RS, for Mr and Mrs R Kirby	Proposed two-storey side extension and front extension to garage.
9		Wash Common	20/03077/HOUSE	1 Heyward Gardens, Newbury, RG14 6AQ, for Mr A Woodfield	Conversion of Garage to Home Office.
10		East Fields	20/03061/COMIND	Units 3 and 4, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	Section 73: Removal of Condition 2 - Plans/Food Sales and Variation of Condition 3 - Food Sales, of planning permission 18/02478/COMIND (Section 73 - Variation of Condition 7 of planning permission 142802, granted at appeal APP/G0310/A/93/229049 to allow the sale of food [use class A1] from Unit 9. No more than 1858 m2 of floorspace to be used for food sales). Relating to Unit 3.
11		Wash Common	20/03033/PASSHE	24 Oaken Grove, Newbury, RG14 6DX, for Mr & Mrs O'Neill	Single storey rear extension 4.30m beyond rear wall x 3.90m max height x 2.60m at eaves

12		East Fields	21/00050/HOUSE	35 Priory Road, Newbury, RG14 7QT, for Ms S Charles	Proposed extension and alteration to create single storey pitched roof dining/kitchen extension with cloakroom and convert the garage into a store room
13		Wash Common	21/00061/HOUSE	14 Ross Terrace, Old Newtown Road, Newbury, RG14 7DP, for Mrs E. Knape	Garden- replacing existing timber fence and gate with new 2m timber fence and gate giving access to new open carport with timber cycle store behind. House - convert integral garage to a kitchen with new windows and doors to the ground floor.
14		Wash Common	20/02995/HOUSE	7A Gorselands, Newbury, RG14 6PU, for Mr R New	New Porch

Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 25th January 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. Update from The Western Area Planning Committee
10. Sandleford Park Joint Working Group – Update
11. Newbury Community Football Ground Update

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