

24th December 2019

To: Councillors Phil Barnett; Jeff Beck; Nigel Foot; Chris Foster; Jon Gage; Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller; Andy Moore; Gary Norman; Tony Vickers

Substitutes: Jeffery Cant, Martin Colston, Jo Day, Billy Drummond, David Marsh; Martha Vickers.

Also: All Members of the Town Council for information.

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 6th January 2020 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

1. Apologies

Chief Executive Officer

2. Declarations of Interest and Dispensations

Chairperson

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

3. Minutes (Appendix 1)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 9th December 2019 (already circulated). (Appendix 1)

3.2 Report on actions from previous minutes.

4. Questions and Petitions from Members of the Public

Chairperson
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5. **Members' Questions and Petitions**
Chairperson
6. **Schedule of Planning Applications (Appendix 2)**
Chairperson
To comment on the planning applications listed at the attached schedule for which there are members of the public present.
7. **Schedule of Prior Approval Applications (Appendix 3)**
Chairperson
To comment, if relevant, on prior approval applications listed at the attached schedule.
8. **Schedule of Planning Decisions (Appendix 4)**
Chairperson
To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.
9. **Schedule of Licensing Applications (Appendix 5)**
Chairperson
To comment on the licensing applications listed at the attached schedule.
10. **Schedule of Appeal Decisions (Appendix 6)**
Chairperson
To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.
11. **Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
12. **West Berkshire Council Local Plan Review (Appendix 7)**
Chairperson.
To review this Council's response (December 2018) to the consultation on the Local Plan Review 2019-2036.
13. **Sandleford Park Joint Working Group – Update**
Chairperson
To receive an update on any relevant information.
14. **No Expressway Group (Appendix 8)**
Chairperson
To agree the Council's response to the correspondence received from the No Expressway Group (NEG), Oxfordshire, campaigning against the proposed Oxford to Cambridge Expressway.

15. The draft Transport Strategy for the South East (Appendix 9)

Chairperson

To agree the Council's response to the draft Transport Strategy for the South East

16. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 10)

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 in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Monday 9th December 2019 at 7.30pm.

Present

Councillors; Jeff Beck; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; Andy Moore; Gary Norman (Chairperson) & Tony Vickers.

In Attendance

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

103. Apologies

Councillors, Phil Barnett and Vaughan Miller
Absent: Stephen Masters

104. Declarations of interest

The Chief Executive Officer declared that Councillors Jeff Beck, 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 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."

In considering Agenda Item 16 (Proposed Base Station Upgrade - Wash Common Water Tower, Battle Road, Newbury), Councillor Jeff Beck declared that he had a personal interest.

In considering the following application, Councillor Andy Moore declared that he had a personal interest and took no part in the vote: 19/02808/HOUSE

105. Minutes

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

- **Minute No. 97:** Newbury Canoe Club was advised that this Committee strongly support, in principle, their proposals for improved access and suggested that they contact members of WBDC re members bids for funds.

Proposed: Councillor Nigel Foot
Seconded: Councillor Tony Vickers

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 18th November 2019, be approved and signed by the Chairperson.

106. Questions and petitions from members of the public

There were none.

107. Members' questions and petitions

Question received from Councillor Tony Vickers, asked by Councillor Elizabeth O'Keeffe on his behalf:

"What measures does this council think could and should be taken to ensure that better use is made of the Highway Authority's investment in electric charging points at the roadside in streets where there is a Residents Parking Scheme, in the light of the fact that at present it is almost impossible for an electric vehicle to access these points"

The Chairperson responded with the following answer:

"I'm sure we all welcome the investment by the Highway Authority in electric charging points. However, I share concerns of Councillor Vickers and Councillor O'Keeffe that some of these charging points are difficult to access.

Our draft Strategy says that we will lobby West Berkshire Council to Support the wider use of electric vehicles (cars and bikes), and to install an adequate number of charge points in suitable, secure parking spaces that are reserved for those vehicles. I suggest that that we commence this work immediately, as requested in this question."

108. Schedule of planning applications

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

In considering the following application, Councillors Jeff Beck and Tony Vickers abstained in the vote: 19/02916/OUTMAJ

109. Schedule of prior approval applications

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

110. Town and Country Planning Act 1990

Application No: 19/01153/FUL for Erection of two Detached B1 (C)/B8 Commercial units with ancillary B1 (A) accommodation. For 31 Bone Lane, Newbury.

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

111. Schedule of Licensing applications

It was agreed that the following observation be submitted:

- Premises License 19/01536/LQN (New) – 21 Market Place, Newbury.
Applicant: Mr. Arif Goksel: No objection

112. Schedule of Appeal decisions

Information was received and noted by the Committee.

113. Update from the Western Area Planning Committee

There were no applications considered within the parish of Newbury. Several Councillors of this committee have been invited to a site visit of the Waterside Youth and Community Centre, Waldegrave Place, Northbrook Street, Newbury on Monday 16th December 2019.

114. Updates on Section 215 of the Town and Country planning Acts.

BT Tower – A conference call was scheduled to take place, due to unforeseen circumstances did not go ahead and anticipated to be rescheduled for the new year.

115. Sandlesford Park Working Group – update

Still waiting for a formal request from Greenham Parish Council to convene the working group.

116. Planning & Highways Budget 2020-21

Proposed: Councillor Andy Moore

Seconded: Councillor Jeff Beck

Resolved: That the recommended Planning & Highways Committee Budget be considered for inclusion of the council's budget at the next scheduled Policy & Recourse Committee Meeting Monday 20th January 2020.

117. The Canal Corridor

Proposed: Councillor Jeff Beck

Seconded: Councillor Nigel Foot

Resolved: That the additional chapter of the Canal Corridor be included in The Town Design Statement and that the Council requests the Planning Authority to adopt it as material consideration in the planning process.

118. Proposed Base Station Upgrade - Wash Common Water Tower, Battle Road, Newbury

Proposed: Councillor Roger Hunneman

Seconded: Councillor Nigel Foot

Resolved: That the Council supports the proposed base station upgrade at the Wash Common Water Tower, Battle Road, Newbury.

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

It was agreed to add the following items to the agenda for 6 January 2020:

- Update from Working Group of Local Plan and approval from public consultation.
- Oxford to Cambridge express way
- Section 215 – lands for consideration

There being no other business the chairperson declared the meeting closed at 21.42 hrs

Chairperson

DRAFT

Planning & Highways Committee Meeting 9 December 2019

Schedule of planning applications - Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection subject to Conservation Officer's comments.	<u>19/02747/LBC2</u>	27 Shaw Road, Newbury for Mr & Mrs Pearton	Replacement of front and rear doors with period correct joinery
2	No objection subject to Conservation Officer's comments.	<u>19/02746/HOUSE</u>	27 Shaw Road, Newbury for Mr & Mrs Pearton	Replacement of front and rear doors with period correct joinery.
3	No objection	<u>19/02980/HOUSE</u>	10 Pindar place, Newbury for Mr & Mrs Booker	Single and two storey extension, internal alterations including new window (north elevation).
4	No objection	<u>19/02834/ADV</u>	Unit 1, Newbury Retail Park, Pinchington Lane, Newbury for Deichmann Shoes UK Ltd	2 no fascia signs, 1 no banner sign and 1 no projecting sign.
5	No objection	<u>19/02854/HOUSE</u>	114 Newtown Road, Newbury for Mr & Mrs Davey	Removal below roofline of redundant side chimney.
6	No objection	<u>19/02840/FUL</u>	Bartholomew House, 38 London Road, Newbury for Mrs C Quinton Smith	Change of use from Office B1a to Residential dwelling C3.
7	No objection	<u>19/02820/FULD</u>	67 Andover Road, Newbury for Mr & Mrs Kane	New dwelling on land at No. 67 Andover Road, Newbury.
8	No objection	<u>19/02837/HOUSE</u>	77 Andover Road, Newbury for Mr & Mrs Jones	Proposed first floor rear extension and associated internal alterations.
9	No objection	<u>19/02873/HOUSE</u>	39 Wendan Road, Newbury for Mr & Mrs Coldman	Demolition of rear conservatory and side garage and extension to create single storey extension and two storey side extension.
10	No objection	<u>19/02573/HOUSE</u> (Amended Plans)	The Gardners Cottage, Tydehams, Newbury for Mr & Mrs L Arnold	Demolition of existing outbuildings and garage with new extension comprising double garages, store and family room with bedrooms above and attic den.

				Resubmission of approved application ref: 18/02575/HOUSE to include amendments to roof tiles, windows and new soffits & fascia. (Amended: New soffits and fascia are added to the description of the development. The amendments are reflected in Drawing 2019-212-002H Nov 2019).
11	No objection	19/02839/ADV	21 Market Place, Newbury for The Sushi Maki Newbury Ltd	Move current signage from 23 Market place to 21 Market Place.
12	No objection	19/02808/HOUSE	57 Rectory Close, Newbury for Mr & Mrs J Richards	Proposed roof space conversion and associated first floor alterations.
13	No objection	19/02851/ADV	50 Northbrook Street, Newbury for Thi Nails	One fascia sign and one projecting sign.
14	No objection	19/02852/LBC2	50 Northbrook Street, Newbury for Thi Nails	Proposed new signage.
15	Objection. This agreement is to support community facilities provided for residents of this development. Delays to the payment of these contributions will mean that the facilities will not be provided until after the units are occupied, thereby depriving the residents and the community.	19/02857/MDOPO	Land to the Rear of 1-15 The Broadway, Newbury for Kiesel Properties Ltd	Modification of planning obligation S106 clauses 5-10 dated 12/11/2014 of approved 14/00146/OUTMAJ Outline Application: Development of 72 Flats. Matters to be considered: Access, Appearance, Layout and Scale.
16	No objection	19/02899/LBC2	45 Northbrook Street, Newbury for Silverplay	Fascia sign with overhead pelmet illumination.
17	No objection	19/02877/ADV	45 Northbrook Street, Newbury for Silverplay	Fascia sign with overhead pelmet illumination.
18	Objection / Comment: members agree with the	19/02905/ODU	1 St Marys Road, Newbury for Jacolyn Tankaria	Outline application to demolish existing house, construct a pair of

	comments made by the Highways and Conservations officers.			semi-detached two storey and attic houses with parking to front with all matters reserved.
19	Objection on principle to the whole application and on the negative impact that it would have on the ecology of the area. No details of the plans for the recreational development of the lake were presented. NTC will continue to object to this until an ecological impact assessment is completed, the results published, and the application resubmitted.	19/02916/OUTMAJ	Hambridge Lake, Hambridge Road, Newbury for Mr Hamilton	Outline application for erection of 41 holiday chalets and clubhouse, access, parking and landscaping. Matters to be considered: Access.
20	No objection	19/02957/RESMAJ	History 3, Newbury Racecourse, Racecourse Road, Newbury for David Wilson Homes Southern	Approval of reserved matters following permission 14/03377/RESMAJ. Approval of minor amendments to the appearance/layout of one end of apartment block A3 and associated amendment to adjacent landscape areas.

Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No objection	19/02315/PACOU	4-5 Saddlers Court, Newbury for Asset Rock Ltd.	Notification of prior approval of change of use from office to dwelling house.

**Planning and Highways Committee Meeting
Schedule of Planning Applications
Monday 6th January 2020**

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

Running Order	Ward	Application Number	Location And Applicant	Proposal
1	Clay Hill	19/02961/LBC2	The Old Malthouse, St Richards Road, Newbury for M I Dryden	Erection of conservatory to rear of property
2	Clay Hill	19/02960/HOUSE	The Old Malthouse, St Richards Road, Newbury for M I Dryden	Erection of conservatory to rear of property
3	Clay Hill	19/02754/FUL	36 Turnpike Road, Newbury for Mrs J Skeet	Proposed single storey front extension
4	Clay Hill	19/03016/FULEXT	1 Hutton Close, Newbury for David Wilson Homes	Section 73a Variation of Conditions 2 - Approved Plans and 22 - Parking of previously approved application 17/01348/FULEXT: Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated car/cycle parking, landscaping, access and infrastructure.
5	Clay Hill	19/03050/ADV	Europcar Group UK Ltd, 8 Fleming Road, Newbury for Enterprise Rent- A- Car UK Ltd	Two illuminated box signs 5500mm wide (fascia sign 1). An illuminated box sign 4200mm wide (fascia sign 2). One double pylon sign (other type 1). One double sided car club band sign (other type 2).
6	Clay Hill	19/02978/FUL	Andrew House, Newbury Business Park, London Road, Newbury for Vodaphone Ltd	installation of a new perimeter security fence, with a concertina vehicular access gate and pedestrian turnstile.
7	East Fields	19/03003/DEMO	The Court House and 20 Mill Lane, Newbury for Homes England	Application for prior notification of proposed demolition.

8	East Fields	19/03047/HOUSE	13 Courtlands Road, Newbury for Mr & Mrs Mathews	Single storey rear extension and internal modifications.
9	Speenhamland	19/02987/HOUSE	6 Chestnut Crescent, Newbury for Mr & Mrs Prout	Single and two storey rear extension and proposed front porch.
10	Wash Common	19/02965/HOUSE	21 Bartlemy Close, Newbury for Mr & Mrs Williams	Formation of habitable room in roof space with side and rear dormers.
11	Wash Common	19/02969/HOUSE	58 Valley Road, Newbury for Mr & Mrs T Martin	Proposed two-storey side extension and single-storey rear extension with associated alterations following demolition of garage and single storey utility to side of house.
12	Wash Common	19/02892/FUL	The Dental Practice, 2 Essex Street, Newbury for Dr Seepal Singh	The addition of a perimeter wrought iron bow topped fence.
13	Wash Common	19/03007/HOUSE	Wedgcroft Round End Newbury for James Manuel & Kathryn Lee	Two storey side extension, single storey rear extension and alteration. New front dormer and Velux rooflight.
14	West Fields	19/03077/COMIND	Newbury Baptist Church, Moreton Hall, Cheap Street, Newbury for Newbury Baptist Church	Redevelopment of site comprising retention of main church building; demolition of single and two storey elements and erection of part single, part two storey extension to main church building to provide enlarged and enhanced community facility
15	West Fields	19/03078/HOUSE	55 Enborne Road Newbury for Ms Julia Fowler	Loft conversion with one dormer window for height for stairs. 5 Velux windows.
16	Adjacent Parish (Wash Common)	19/03034/FUL	Peregrine House, Enborne, Newbury for Mr Graham Knight	Alterations to the existing access arrangements to provide a second access to Peregrine House with associated hard and soft landscaping works.

Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment** and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider,** but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location And Applicant	Proposal
1	Wash Common	19/03117/PASSHE	46 Valley Road, Newbury for Clare Carroll	Application for prior approval for Single storey rear extension to form open plan kitchen and living space with external materials to match existing. 3.95m beyond rear wall x 3.63m max height x 2.50m height at eaves.
2				
3				

**Planning and Highways Committee Meeting
Monday 6th January 2020**

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

Application No.	Location And Application	Proposal	NTC Observations
19/02543/FULD	Land to the North of 37-39 Kennet Road, Newbury for Mr Horsley	Construction of new dwelling including integral ground floor parking area with hard surfaced drive to site front and landscaped garden to the rear.	Objection / comments: members feel that this does not respect the character of the area as reflected in 5.2 of the Town Plan and agree with the comments made by the Conservation Officer and the Highways Officer.
Application has been Withdrawn.			

Application No.	Location And Application	Proposal	NTC Observations
19/02072/REM	Garden Land 5 Normay Rise, Newbury for Mr & Mrs Power	Reserved matters application following outline application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/31913 72 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and scale.	Objection / comment: This will be an overdevelopment and is out of keeping with the street scene.
Application has been Withdrawn.			

**Planning and Highways Committee Meeting
Monday 6th December 2019**

Schedule of Licensing Applications

Licence	Applicant(S)	Premises
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: 19/01660/LQN	Applicant: Specialist Auctions Ltd T/A Special Auction Services Location: Unit 5, Plenty Close, Newbury, RG14 5RL (premises move from 80 Greenham Business Park in January)	Proposal: Supply of Alcohol for consumption OFF premises, Monday to Friday from 09:00 to 17:00

**Planning and Highways Committee Meeting
Monday 6th January 2020**

Schedule of Appeal Decisions Made by The Planning Inspectorate

Application No.	Location And Application	Proposal
19/00411/REM	5 Normay Rise, Newbury for Mr & Mrs Power	new dwelling with integral garage.
NTC Observations: No objection		
Planning Inspectorate's Decision – The Appeal Is Dismissed (A Copy Of The Notice Will Be Available At The Meeting)		

Application No.	Location And Application	Proposal
19/00938/FULD	Ullathorne, Kendrick Road, Newbury for Mr Burnard	Erection of a new 2 storey detached dwelling house
NTC Observations: No objection.		
Planning Inspectorate's Decision – The Appeal Is Dismissed (A Copy Of The Notice Will Be Available At The Meeting)		

Application No.	Location And Application	Proposal
NTC Observations:		
Planning Inspectorate's Decision – The Appeal Is Allowed and Planning Permission Granted (A Copy Of The Notice Will Be Available At The Meeting)		



4 December 2018.

**To: Planning Policy,
West Berkshire District council.**

**Responses to West Berkshire Local Plan Review to 2036 - Regulation 18 Consultation
November 2018**

**Question 1:
Do you agree with our proposed Vision? Yes/No**

The text refers to another "Vision" being drafted by the Health and Wellbeing Board; there should be just one Vision for West Berkshire. WBDC and the Health and Wellbeing Board need to combine their "Visions". The present arrangement is confusing.

We would like to make the following suggestions regarding Chapter 3, Strategic Objectives:

(additions shown in italics)

3 Strategic Objectives

1. Climate Change

West Berkshire District Council has now declared a "Climate Emergency" with the stated objective of being carbon-neutral by 2030. This should be the central tenet of the new Local Plan Review to 2036.

2. Housing

Together with the other Berkshire authorities within the Western Berkshire Housing Market Area, to ensure that *sufficient zoned and serviced land is made available to meet* the assessed need for market and affordable housing (including social housing) up to 2036 will be met across the District.

3. Sustainable and Quality Development

To ~~ensure~~ *facilitate, support and enable* provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

4. Economy

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of *sufficient* employment land which provides for a range of local job opportunities. *Employment policies should include specific actions to attract new businesses, encourage smaller businesses ~~to grow,~~ and retain successful larger businesses*

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5. Town Centres

To enhance, *support and facilitate* the vitality and viability of Town, district and local centres in West Berkshire as places for shopping, leisure and community activities.

6. Culture

Together with partners, to *identify, record*, develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

7. Heritage

To *record*, conserve and enhance the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside, including a programme of conservation area appraisals where appropriate.

8. AONB

Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with landscape-led suitable development delivering wider environmental, economic and social benefits.

9. Green Infrastructure and Healthy Living

To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

Develop strategies to encourage healthier lifestyles and to provide the infrastructure to enable this (walking, cycling, leisure, etc.)

2. Develop strategies and policies to meet the needs and choices of the changing demographics of West Berkshire up to 2036, including care facilities, dementia awareness, mental and physical health, etc.

10. Transport

To make provision for transport networks that support sustainable growth *and improve the quality of life for residents* in West Berkshire and to promote low emission transport choices. With the Climate Change emergency, there will be significant changes to transport modes and the plan needs to be adaptable to changing needs and priorities. This should include other services and facilities, such as walking and cycling.

11. Infrastructure

To ensure that infrastructure needs (physical and social) arising from the growth in West

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Berkshire are provided to support and keep pace with development *and improve the quality of life for residents in West Berkshire* in accordance with the detail set out in the Infrastructure Delivery Plan.

Add further Strategic objectives:

12. Health and wellbeing

- ~~1. Develop strategies to encourage healthier lifestyles and to provide the infrastructure to enable this (walking, cycling, leisure, etc. (See 9 above)~~
- ~~2. Develop strategies and policies to meet the needs and choices of the changing demographics of West Berkshire up to 2036, including care facilities, dementia awareness, mental and physical health, etc.~~

We believe that the Plan should include Strategic Objectives to cover the following important matters:

1213. Education

Education should include provision for expansion of further and higher education.

1314. Sports and Leisure

This should include a policy for expansion of sports facilities across the District, and other leisure facilities.

14. Youth facilities and services

The Local Plan review to 2036 should include a Youth policy, to show what services and facilities the Council intends to provide, support and facilitate for the youth of our District.

15. Tourism

This should include a specific policy to develop the river and the Canal as a leisure and tourism centre/ facility.

For the rest of the document, the Newbury Town Council responses are shown in red:

Chapter 4: 4 Reviewing the Spatial Strategy

Paragraph 4.4: add a third reason to review existing housing provision:

iii. To address the affordability issues faced by residents of West Berkshire

The Local Housing Needs Assessment makes no reference to obsolescence and/or replacements to existing housing stock and no provision is made to account for this. This is becoming even more important as we replace older redundant buildings with more energy-efficient and sustainable dwellings.

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Paragraph 4.15 provides as follows:

As work progresses we will also consider whether a stepped target may be suitable, with a lower requirement in the early part of the Plan period, increasing in the later period of the Plan. This may be appropriate if delivery is anticipated to vary significantly over the Plan period, which could be the case if a significant element of the requirement is to be met from large strategic sites which, it is acknowledged, will take longer to deliver.

We believe that this approach is likely to cause affordability and supply issues. It would be more effective, efficient and cause less problems to do it the other way around, that is to aim to front load the earlier part of the Plan period.

~~The Housing supply provision to 2036 includes a "Windfall allowance" of 1,600 dwellings. (page 10). There is no explanation for this provision. Windfall is defined as "Sites not specifically identified" and it should not be relied upon to meet the properly assessed needs of the District.~~

~~Paragraph 4.21 provides that "Some of this housing requirement can be met through allocations in Neighbourhood Development Plans (NDPs)."~~

~~The evidence to date suggests that this cannot be relied upon to make any significant contribution to meeting housing needs.~~

Reviewing the employment land requirement

Paragraph 4.23 "The current Local Plan outlines through policy CS9 of the Core Strategy that West Berkshire has a sufficient supply of employment land to meet demand to 2026, and thus there is no need to plan for a net increase in employment land stock. However, the employment land requirement needs to be reviewed to look longer term in order to ensure the provision of sufficient employment land to support future growth in the district through to 2036."

- Employment policies should include specific actions to attract new businesses, encourage smaller businesses ~~to grow~~, and retain successful larger businesses. There are no such policies at present.
- Permitted Development Rights on commercial property make a nonsense of all Planning, and specifically place at risk any policy on dedicated employment land.

Paragraph 4.~~313.4~~ refers to Newbury:

Newbury is currently the main focus for development in the District up to 2026. Over the Core Strategy period there were two strategic urban extensions planned for Newbury, one at Newbury Racecourse which has predominantly been built out and the other to the south of the town at Sandford. Further significant growth is also planned at North Newbury. As the key administrative centre and major town centre for the District it is expected that the town will continue to experience further growth up to 2036.

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and the following should be added:

Newbury Town Council has recently approved the Newbury Town Plan 2036, covering the settlement area of Newbury. This review will consider the objectives of the Town Plan and have due regard to same.

[Development within Newbury's Conservation Areas should only be allowed after following the full planning process and not by using Outline Planning Permission or by Permitted Development.](#)

Paragraph 4.49 *The Council is clear that in going forward it will take a landscape led approach to the drawing of settlement boundaries and so we have reviewed our settlement boundary criteria with this in mind.*

Is this the correct approach for settlement boundaries? Should it not be a community-led approach, having regard to the location of service centres, infrastructure and facilities of the community? Physical infrastructure, such as road lines, rail lines, bridges often play a part in determining settlement boundaries.

Appendix A: Local Housing Need Assessment Calculation for West Berkshire - Sept 2018

The figures provided make no provision for obsolescence / replacement of existing housing stock.

Appendix B: revised settlement hierarchy methodology

The Criteria for audit of services and facilities for settlement hierarchy includes Accessibility by public transport, cycling, cycle storage and lock-up, electric charging points and walking routes. ~~There is no mention of private transport links, facilities or infrastructure. (Car parks are not listed among the Key services and facilities)~~

Table 1: Criteria for audit of services and facilities: There is no mention of facilities or services for the youth.

Appendix C: Draft revised settlement boundary review criteria

C.1 The Council will take a landscape led approach to the drawing of settlement boundaries.

As stated above, we do not agree with this approach and we recommend that settlement boundaries are community –led, having regard to existing settlement area, existing planning permissions, lands identified for future development, the catchment area of the settlement centre and physical boundaries, such as roads, bridges, railway lines, etc., as well as landscape issues.

Boundaries will exclude:

Open undeveloped parcels of land on the edges of settlements.

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Why should such sites be excluded if they can provide sustainable development?

The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement.

~~If this land is suitable for sustainable development, why should it be excluded?~~

Appendix D: Assessment of the relevance and effectiveness of the adopted policies.

Part 2 includes the ADPP” for Newbury. The recommendation in the consultation document is to *Consider whether the current spatial strategy for the District is the most appropriate up to 2036. Policies for the delivery of the Spatial Strategy to be developed once the principles have been established.*

Following consultation with officials of the Planning Authority, Newbury Town Council approved a Town development Plan to address the shortcomings of the ADDP2.

The Town Plan mandates a spatial plan for all social functions up to 2036: residential, employment, educational, cultural, entertainment, social, sporting, transport, medical, day care centres, and care home needs. Otherwise, housing will be built on land which will be needed for other uses. [This happened (for instance) on land west of Newbury in the 1960’s.]

The Town Plan also recommends mandates a forecast of population and age profile up to 2036, and policies following from that. An aging population will require day care centres and dedicated care homes. No provision has been planned for this.

Employment policies should include specific actions to attract new businesses, encourage smaller businesses to grow, and retain successful larger businesses. There are no such policies at present.

PDR’s on commercial property make a nonsense of all planning, and specifically place at risk any policy on dedicated employment land.

Page 33, the Sandleford Strategic site allocation, is now estimated at 1,500 dwellings, rather than the 2,000 stated here. The Sandleford project is currently suffering from lack of a coherent access strategy to the west. An access road towards Wash Water is recommended. This entire project should be reviewed, following the completion of the HELAA mentioned at 4.53. The reduction in numbers is impacting the affordability and viability of this proposal. We question if this project can now be delivered.

Page 39, WBDLP saved policy SHOP1 Non Retail uses in Primary Shopping Frontage: Promotes the vitality of centres by restricting the loss of A1 retail uses in areas designated as primary shopping frontages, **and**

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Page 40: WBDLP saved policy ECON5 Town Centre
Commercial Areas

Sets out the approach to business development/offices within identified Town centre commercial areas.

These Policies need to be reviewed in light of the current challenges facing "The High Street"

6. Culture

There are currently no existing specific policies covering this topic.
Overall policy approach to be considered.

Recommendation: Identify whether policies are required to cover specific issues under this strategic objective, such as tourism, or whether these could be combined with other policies.

WBC should have a policy for cultural development, including the arts.

- A tourism policy should not just be evaluated, but should exist.
- There should be a specific policy to develop the river and the canal as a leisure and tourism centre.

9. Green Infrastructure

[Page 41: There should be a new FIRST paragraph to this section which should say that ALL plans must conform to the Climate Change Strategy of both WBDC and NTC to be carbon-neutral by 2030.](#)

Page 41: WBDLP saved policy RL1 Public Open Space Provision in Residential Development Schemes

Sets out the public open space provision from developments of 10 or more dwellings.

Recommendation: Principles of the policies anticipated to be carried forward into the Local Plan to 2036.

Consider providing further clarification for development management purposes.

The policy provides:

The Council will seek the transfer of public open space to local authority ownership control in a condition appropriate for such use together with any appropriate sum for ongoing maintenance.

This is not what is now happening in practice? The policy is correct, but we do not support the growing practice of forcing the occupants of new houses to take on the costs of managing/maintaining PUBLIC open space. This is inequitable and unsustainable in the longer term.

Page 42: WBDLP saved policy TRANS3 A34/M4 Junction 13 - Chieveley

Limits further development at A34/ M4 Junction 13 to protect the landscape quality of the area.

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NEWBURY Town Council

Recommendation: Policy approach to be updated. Consider combining the principles of the policy with other policies.

The aim of the recommendation is unclear. However, we would like to point out that the Newbury Town Plan proposes:

6.1 Subject to evaluation, a new business park, readily accessible from the M4, should be established, designed especially for new and innovative businesses.

The planning conditions offered should be sufficiently flexible that the business should be able to set up and run within a few months, independent of the size of premises required. This will require a special planning designation of the business park, for instance by a Local Development Order.

The rental agreements offered should enable the business to expand, contract, close, or relocate easily and without onerous penalties. It should also leave the business free to select what additional services it selects, such as a receptionist or telephonist.

The business park should offer one or more incubation and accelerator hubs, similar to those established elsewhere, for example by the Magdalene Centre at Oxford.

Please confirm receipt and keep us updated on the progress of the local plan review,

Kind regards

Hugh Peacocke
Chief Executive Officer

4 December 2019.

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29 November 2019

NO EXPRESSWAY
noexpressway.org

Dear Chair of / Clerk to the Parish Council,

The Oxford-Cambridge Expressway and target for one million new homes

We write as Chair and Secretary of the No Expressway Group (NEG), Oxfordshire, campaigning against the proposed Oxford to Cambridge Expressway and the one million associated new houses along the route to be built by 2050.

NEG has no political association of any sort and is entirely funded by contributions from members of the public who share our concerns about the potential destruction of our countryside, communities and way of life by the expressway scheme, the most significant development of its sort in this part of the country for at least the last one hundred years.

We are writing to you and more than four hundred other Parish and Town Councils, Parish and Community Assemblies which fall inside, or are within 5kms of, Highways England's preferred Corridor B. **If we have written to you before, or are already in contact with you, please excuse this cross-posting.**

This matter is now very urgent in the light of the upcoming national election and the recent announcement from the Conservative Party about a review of its expressway plans. The Conservative party has had ten years in Government to reconsider these plans and yet it has waited until the election to offer only a review of this deeply unpopular scheme. Many have expressed to us their belief that this is pure electioneering. We fear that a review will be another whitewash like the recent review of HS2. In addition, what has been proposed is a review of the expressway plans, not the target of one million new houses along the Ox-Cam Arc. Grant Shapps confirmed to BBC Oxford that all Local Authorities along the Arc had told him that they can deliver the target housing numbers with or without the expressway. The expressway *and* housing scheme should be cancelled, not just reviewed.

From our very small beginnings in Horton-cum-Studley, Oxfordshire, in April 2018 the No Expressway Group has grown to a membership across Oxfordshire, Buckinghamshire and Bedfordshire, with over 1,000 individuals (and growing) subscribed to our update newsletter and is now the largest of the groups campaigning against all expressway plans, in contact with more than 52 Parish Councils and community groups in Oxon, Bucks and Beds. We campaign by raising awareness through talks at village meetings (36 so far this year, from Sunningwell near Abingdon in the West to Wavendon, near Milton Keynes, in the East) and by taking our maps and information tent to local fetes, rallies and beer festivals.

We have helped set up seven other campaigning groups under our NEG banner, so that we can share resources, skills, ideas and information with local networks of people around each NEG 'cluster'.

In turn we are working with other campaign groups, including the No Expressway Alliance (NEA), Bucks Expressway Action Group (BEAG), Sunningwell Parishioners Against Damage to the Environment (SPADE), Planning Oxfordshire's Environment and Transport Sustainably (POETS), and the Wildlife Trusts along the corridor, the RSPB and CPRE.

Please visit our website at noexpressway.org to see the information we have produced about the expressway plans and the one million houses proposal. We have information there about the expressway, the houses, the environment and the freight, most of it gleaned from very long and complex Government documents.

No community will be unaffected by the expressway proposals, which involve increasing Oxfordshire's housing stock by >100% by 2050, that of the affected parts of Buckinghamshire by 66%, of Northamptonshire by 74% and of Cambridgeshire, Hertfordshire and Huntingdonshire by 81%. These figures are vastly greater than the 16% population increase predicted by the Office of National Statistics over the same period of time.

Very little mention is made in all these plans of the infrastructure needed to support any new growth, let alone growth on such a massive scale. Whatever is currently in short supply (water, schools, hospitals) will be made even scarcer, whilst problems of pollution and congestion will be made very much worse.

NEG's Challenge to all Arc Candidates - In the run up to the elections we have written to all Parliamentary candidates all the way across the Arc, from Oxford to Cambridge, asking them to support NEG's campaign and work to get the expressway and housing plans cancelled should they be elected to power. So far, 30 of 98 candidates in the 20 constituencies along the Arc have pledged their support. You can see who has and has not pledged their support on our website here <https://www.noexpressway.org/our-supporters>.

We have also launched an anti-expressway petition on our website to show politicians the depth of feeling about the expressway and over inflated housing targets. By keeping this petition on our own website, it is not subject the vagaries of those on the parliamentary website which have been closed early with no debate. We aim to bring all opponents together in one place, and where given permission to do so, we will be able to alert those who sign it to all future expressway announcements. Some of these have rather narrow time limits for a response (for example the delayed public consultation on several route options will run for only 10 weeks). You can see more details of the petition and our case for NO expressway at <https://www.noexpressway.org/petition-signup>

What we are asking you to do now.

We would be grateful for any support you and your community are able to provide our campaign. We really are a stronger campaign where we can pull together. The most important steps now are:

1. **putting pressure on local Parliamentary candidates** to pledge their support to the No Expressway Group's campaign
2. **signing our petition**, and encouraging your community to do so
3. **following us and sharing what we are posting on Facebook** <https://www.facebook.com/noexpresswaygroup> **and Twitter** @no_expressway

Now is the time to keep pressure on our politicians. We believe the current Transport Secretary made his announcement that the expressway will be reviewed if the present Government is returned to power because he has detected the strength of feeling against the expressway. This promise of a review is already being presented by some Conservative candidates as evidence that the Government will cancel the expressway if it is returned to power.

Unfortunately, the announcement of a review is NOT a pledge to cancel and made no mention of the one million houses which will cause far more environmental damage than the expressway. If it wanted to cancel the expressway, the Conservative party could easily have done so with a simple statement of intent and not a vague promise of a review.

Another review completed of an unpopular transport scheme, HS2, is not being released until after the election is over. However, as I'm sure you're aware the Report was recently leaked, revealing that the review has concluded HS2 should go ahead, despite its spiralling costs, now estimated to exceed £100 billion. So, a review is no guarantee that the Ox-Cam expressway would be cancelled.

Therefore, we cannot stop our campaign until this scheme and the one million housing target are cancelled.

Please join us in the campaign against this unpopular scheme (not a single one of the many communities to which we have given talks this year is in favour of the expressway scheme).

Please make our campaign your campaign!

Please do get in touch via noexpresswaygroup@gmail.com if you have any questions

Yours sincerely,

No Expressway Group
Secretary, No Expressway Group.

Date: 17 December 2019

Residents urged to have say on ‘transformational’ 30 year transport strategy

People and businesses in West Berkshire are being urged to have their say on a proposed thirty-year transport strategy for the South East which aims to improve journeys, boost the economy and protect the environment.

The strategy outlines how, with the right investment in our region’s transport network, the South East’s economy will more than double by 2050 to between £450bn and £500bn per year – creating an additional 500,000 jobs, boosting quality of life and access to opportunities for all and helping cut the South East’s carbon emissions to net-zero.

It has been produced by Transport for the South East, a unique partnership bringing together local authorities, business leaders and transport organisations to speak with one voice on our region’s transport priorities.

A major focus of the strategy is reducing the region’s reliance on private cars to reduce congestion, cut carbon emissions and improve air quality. Today, cars account for 70% of all journeys in the South East compared to just 4% by rail and 5% by bus. It also highlights how better transport links can support economic growth around our key international gateways, such as Port of Southampton, which are vital to the local, regional and national economy.

To do this, the strategy sets out a thirty-year framework to guide decisions about where, when and how money is invested in the South East’s transport network, along with a range of schemes and initiatives to make sustainable travel easier and more attractive to people and businesses. These could include better and faster rail journeys, improved links to ports and airports, a real-terms freeze on rail fares, cheaper off-peak fares and extra funding to protect and enhance vital bus services.

Richard Somner, West Berkshire’s Executive Member for Highways and Transport said: I’m pleased that this strategy has been created with sustainability at its heart. By putting both people and the planet to the fore and prioritising public transport, we can vastly increase the chances of reducing congestion, cutting emissions and boosting our air quality. I urge everyone to take a look and have their say on this forward thinking strategy.”

Charles Eales, Co-Chairman of the Berkshire Strategic Transport Forum added, “This draft strategy advocates a vision for the South East’s transport system that creates great places – a sustainable, inclusive and accessible transport system which promotes prosperity, health and fairness for residents and commuters. This links closely to the themes outlined in our emerging Local Industrial Strategy and our current call for [infrastructure bids](#).”

The draft transport strategy identifies priorities for future investment by looking at the challenges people and businesses will face in moving around the region and the opportunities these present to support sustainable economic growth.

These include a range of specific schemes as well as wider policies and initiatives. For example, the strategy argues for greater use of new and emerging technology such as connected autonomous vehicles (CAVs) to boost connectivity. It makes the case for policy changes to enable more joined up planning, particularly between transport and housing, to help reduce the need to travel and build more sustainable communities. And the strategy also recognises that tough decisions will need to be made about how, not if, we manage demand on the busiest parts of our transport networks.

The final transport strategy is due for publication in April 2020, with a strategic investment plan planned for publication in 2021. This will provide a prioritised, costed and deliverable list of schemes, initiatives and policies to start turning the South East's vision into reality.

Have your say

To read the draft transport strategy and take part in the consultation, go to tfse.org.uk/transport-strategy. **The deadline for responses is Friday, 10 January 2020.**

ENDS

Notes to Editor

Opportunities for the region identified in the strategy include:

- Increasing capacity and resilience on the busiest radial railways, particularly the Brighton Main Line and South West Main Line
- Speeding up rail journey times to London, particularly by using spare capacity on High Speed 1 and potential extension of High Speed services to East Sussex
- Extending Crossrail to Ebbsfleet to support new housing growth
- Improving road and rail links to deprived communities, particularly in coastal areas of East Sussex and Kent
- A new Lower Thames Crossing connecting Kent and Essex
- Improved links between the M3 and M4, ideally avoiding urban areas such as Bracknell
- Improve public transport access to Heathrow through delivering the Western and Southern rail access schemes
- Better connectivity to Gatwick Airport from Hampshire and Kent

Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 6 January 2020.

Standing Items on each (ordinary meeting) agenda:

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

6 January 2020	Review of NTC response to Local Plan Review
	The Oxford- Cambridge Expressway
	Section 215.
To be confirmed	The Future of the Kennet Centre
	A presentation on CIL collections
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Secure arrangements for Town Centre bike parking
	Strategy Working group requests P & H to set out “Green Credentials” and related issues which this Council should lobby to have included in the Local Plan Review
	<i>Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.</i>
June/ Sept/ December/ April (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI’s for Planning and Highways Committee
Each December	Send Budget proposals to RFO