

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON  
MONDAY 12 SEPTEMBER 2016 AT 7.30PM.**

**PRESENT**

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang and Andrew Steel.

**In Attendance**

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

**55. APOLOGIES**

Councillors Margo Payne; Dave Goff.

**56. DECLARATIONS OF INTEREST**

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, Adrian Edwards and Anthony Pick 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 also made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees and Jeanette Clifford who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we 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 we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following application, Councillor Jeanette Clifford declared a prejudicial interest and took no part in the vote: **16/01777/FUL**

In considering the following application, Councillor Miles Evans declared that he had prejudicial interest and took no part in the vote: **16/02075/HOUSE**

In considering the following application, Councillor Anthony Pick declared that he had visited the site and spoken to a neighbour: **16/002130/HOUSE**

In considering agenda item 9, (Licensing Applications), Councillor Jeff Beck declared a prejudicial interest and took no part in the discussions.

**57. MINUTES**

**PROPOSED:** Councillor Jeff Beck

**SECONDED:** Councillor Miles Evans

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 22 August 2016 be approved as a correct record and signed by the Chairperson.

**58. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were none.

**59. MEMBERS' QUESTIONS AND PETITIONS**

There were none.

**60. SCHEDULE OF PLANNING APPLICATIONS**

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

**61. SCHEDULE OF PLANNING DECISIONS**

The information was received and noted by the Committee.

**62. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

- **Premises Licence Variation 16/01242/LQN – Gourmet Burger Kitchen Ltd – Market Place, Newbury**

Applicant: Gourmet Burger Kitchen Ltd

No objection.

**63. SANDLEFORD PARK – UPDATE**

It was noted that there was no further updates at this time.

**64. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT**

It was noted that information for all wards had been sent to the Drop Box with the exception of Brummell Grove and Pyle Hill.

The following process was agreed to progress this review:

- Councillor Adrian Edwards offered to carry out the review for Pyle Hill.
- Upon completion of the outstanding wards, officers will collate the information received
- The working group will consider the information and make recommendations to the Committee
- The Committee will adopt a draft review and send to the planning authority for comment.

**65. SIGNING OF LEASE FOR SUITE 7 – WEST BERKSHIRE DISTRICT COUNCIL**

**PROPOSED:** Councillor Adrian Edwards

**SECONDED:** Councillor Jeanette Clifford

**RESOLVED:** That the signing of the lease for Suite 7, between West Berkshire District Council and Newbury Town Council be authorised. The lease was signed by Councillors Anthony Pick & John Gardner.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.42PM.**

**CHAIRPERSON**

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
22 AUGUST 2016  
ITEM 60 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection.	<a href="#">16/02054/FUL</a>	Lambourne House and Nexus House, Newbury Business Park, London Road, Newbury for Regional Portfolio III LP	Refurbishment of Lambourne House and Nexus House replacement of canopy and internal alterations
2	No objection/comment. On condition that the extension is solely for use of the occupants of the main house, and cannot become separate accommodation	<a href="#">16/02198/HOUSE</a>	37 Regnum Drive, Shaw, Newbury for Mr & Mrs K B Savills	Proposed kitchen extension, garage and garden room/store
3	No objection.	<a href="#">16/02196/HOUSE</a>	44 Walton Way, Newbury for Mr & Mrs Darren Weston	Two storey extension to the side of existing dwelling to provide playroom with bedroom over
4	No objection	<a href="#">16/02154/HOUSE</a>	73 Essex Street, Newbury for Mr & Mrs Greaves	Proposed single storey side extension and rear extension replacing lean-to and wall at 73 Essex Street
5	No objection.	<a href="#">16/02050/FUL</a>	Hill View, Wash Water, Newbury for Mr Tovey	Change of use of land, two story side extension and first floor extension over existing garage
6	Objection/comment. 1. The property and its garden will be intrusively overlooked from the first and second floor windows and French doors of 12 Normay Rise, which are being installed under an extant planning consent. Similarly, 12 Normay Rise would be overlooked from the new house. 2. Under the plans, the site access could only be approached along Normay Rise from the west, which would not be appropriate for a domestic dwelling. Closeness of the proposed access to the entrance of 12 Normay Rose and to the corner with Glendale Avenue would in our opinion be dangerous.	<a href="#">16/02079/FULD</a>	Land Adjacent To 12 Normay Rise, Newbury for Mrs Southward & Ms Clancy	Erection of a new 3 bedroom dwelling, parking, turning and access
7	No objection	<a href="#">16/02075/HOUSE</a>	18 Montgomery Road, Newbury for Luke Parker-Hodds	Demolition of the existing conservatory and small ground floor extension to rear of property. Construction or new rear extension across the

				width of house, forming new kitchen and family area. Construct new rear first floor extension to form a new bathroom from rear to the front of the house. Convert the existing roof space in to a new bedroom and en-suite by building new gable wall over the side wall and a new "Dormer" across the rear wall
8	No objection	<a href="#">16/02130/HOUSE</a>	7 Woodridge, Newbury for Mr & Mrs K Marsh	Single storey rear extension and attic conversion
9	No objection	<a href="#">16/02339/HOUSE</a>	17 Valley Road, Newbury for Mr Marsh & Mrs Bawden	Two storey extension in place of existing single storey extension, reconfiguring of front entrance porch, and new roof lights and alterations to window in North East elevation
10	No objection	<a href="#">16/02260/FUL</a>	45 Bartholomew Street, Newbury for Lotus Spa	Change of use from A2 to D1. No internal or external changes
11	Objection	<a href="#">16/02265/FUL</a>	Goldwell House, 5 Old Bath Road, Newbury for NJW Ltd	Section 73 – Variation of conditions (3) materials, (4) finished floor levels and, (5) boundary treatments of planning permission <a href="#">16/00740/FUL</a>
12	No objection	<a href="#">16/02254/HOUSE</a>	4 Berkeley Road, Newbury for Mr & Mrs Collins	Single storey rear extension with internal modifications
13	No objection/comment. On condition that the extension is solely for use of the occupants of the main house, and cannot become separate accommodation.	<a href="#">16/02161/HOUSE</a>	8 Maple Crescent, Newbury for Matt Vickers	Rear extension to existing double garage to allow for indoor parking or a third vehicle. Rear wall of existing garage asbestos corrugated roof to be replaced with tile effect metal roof sheets for this and the extension
14	No objection/comment. On the understanding that the applicant agrees to limit the number of cars kept by residents of the property to four or less.	<a href="#">16/01777/FUL</a>	21 St Georges Avenue, Newbury for Mr R Hanson & Ms F L Cowan	Application for "change of use" – the house has seven bedrooms and will be fully licence as HMO around 05/07/16. Change of use is required to enable the seventh bedroom to be rented out
15	No objection	<a href="#">16/02064/HOUSE</a>	5 Chandos Road, Newbury for Mr Hatherill & Miss Fordham	New window to side elevation
16	No objection/comment. It is our understanding that the seven on-site parking spaces will be sufficient for use of the chiropractors working at the clinic, staff, and customers	<a href="#">16/02108/FUL</a>	21 Old Newtown Road, Newbury for Newbury Chiropractic Centre Ltd	Change of use from B1 office to a D1 Chiropractic Clinic
17	No objection/comment. Subject to the conditions requested by the Highways Officer.	<a href="#">16/02120/HOUSE</a>	118 Paddock Road, Newbury for Doug Nichols	Retrospective replacement of existing garage and new patio with pond
18	No objection	<a href="#">16/02118/HOUSE</a>	Thompson Lodge, Chesterfield Road, Newbury for Mr & Mrs Niven	Single storey extension

19	No objection	<a href="#">16/02237/HOUSE</a>	94 Paddock Road, Newbury for Mr & Mrs Brooks	Conversion of garage to study, construction of bedroom and en-suite over extension to existing family room and replacement of flat roof with pitched roof over front porch
20	No objection/comment. In our opinion, the parking arrangements proposed for the site will be adequate.	<a href="#">16/02175/HOUSE</a>	43 Stanley Road, Newbury for Alex Bull	Two storey side extension
21	Objection/comment. Insufficient information is given to provide assurance that noise from the unit will not disturb the nearby residents of Carnegie Road and the flat above 53 Cheap Street	<a href="#">16/02187/LBC2</a>	53 Cheap Street, Newbury for Bold Hurst Properties Ltd	Install A/C unit on rear garden wall
22	No objection/comment. provided that: 1. The reported abuse of spaces allocated for disabled persons and families is addressed. 2. Customers are fully advised of the change by advance publicity.	<a href="#">16/02233/MDOPO</a>	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarkets Limited	Modification of obligations 2.1: operations, and 2.3: enforcement, of planning permission <a href="#">08/01736/COMIND</a>
23	Objection/comment. While sympathising with the desire of the applicant to find a commercial use for the site, we cannot agree with so wide-ranging an application whose effect on the listed building cannot be predetermined.	<a href="#">16/02241/FUL</a>	41 Cheap Street, Newbury for KCS Properties Ltd	Change of use from A1 (Shop) to Flexible use compromise of A1 (shop), A2 (financial and professional services) A3 (restaurants and Cafes) A4 Drinking establishments) A5 (hot food takeaway) or Sui Generis (restaurant, bar cabaret and adult entertainment venue use)
24	No objection	<a href="#">16/02319/FUL</a>	Carphone Warehouse, 125 London Road, Newbury for Greggs Plc	Installation of 2 air conditioning condenser units and one extract grille
25	No objection	<a href="#">16/02323/ADV</a>	63 Parkway Shopping Centre, Middle Street, Newbury for Lakeland Ltd	Renewal of sign face – keeping existing illumination panel.
26	No objection	<a href="#">16/02236/CERTE</a>	4 Hambridge Road, Newbury for Stephen Evans	Ground floor of no.4 Hambridge Road, Newbury as a single 2-bedroom residential flat

## PLANNING AND HIGHWAYS COMMITTEE MEETING

03 OCTOBER 2016

## SCHEDULE OF PLANNING APPLICATIONS

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	<a href="#">16/02434/HOUSE</a>	12 Cromwell Road, Newbury for Mr & Mrs Bees	Loft conversion
2	FALKLAND	<a href="#">16/02471/HOUSE</a>	50 Fifth Road, Newbury for Mr & Mrs Skelly	Two storey extension to west and part rear – north to form a) garage and extended kitchen on ground floor and b) extend bed 3 (including en-suite) and extend the family bathroom on first floor
3	FALKLAND	<a href="#">16/02127/HOUSE</a>	4 Oaken Grove, Newbury for Mark Russell	Two storey rear extension
4	FALKLAND	<a href="#">16/02398/HOUSE</a>	Belvedere, Garden Close Lane, Newbury for Mr Niall Garrett	First floor extension on top of existing single storey extension to side of existing detached house. The extension will have pitched tiled roof to match and the dormer window to the front of the property will have the flat roof replaced with a pitched roof to match
5	FALKLAND	<a href="#">16/02148/HOUSE</a>	79 Essex Street, Newbury for Mr & Mrs Santosh	Proposed replacement two-storey rear extension
6	NORTHCROFT	<a href="#">16/02352/HOUSE</a>	36 Donnington Square, Newbury for Mr & Mrs J D & C Skinner	Demolition of outside wc building to form larger driveway. New double garage and single storey extension with entrance porch
7	NORTHCROFT	<a href="#">16/02308/HOUSE</a>	7 Ormonde Gardens, Newbury for Mr & Mrs P Richards	The erection of a glazed porch to link the existing house with the garage
8	NORTHCROFT	<a href="#">16/02491/HOUSE</a>	11 Castle Grove, Newbury for Mr & Mrs Rosser	Proposed two-storey side extension, single storey rear extension, front porch and detached garage
9	PYLE HILL	<a href="#">16/02326/FULD</a>	West Berks Bowls Association Ltd, Pyle Hill, Newbury for West Berks Indoor Bowls Association Limited	Erection of 3 x two Storey three bed houses with attached garages
10	ST JOHNS	<a href="#">16/02386/HOUSE</a>	79 Newtown Road, Newbury for Mr & Mrs Gardner	Proposed first floor extension with revisions of previous application <a href="#">00/01492/HOUSE</a> for which work was started within the prescribed period. To reduce the scale of first floor design, change external materials and design of roof to allow for solar panels on south facing slope
11	VICTORIA	<a href="#">16/02450/ADV</a>	4 Mansion House Street, Newbury for White Stuff Ltd	New branded White Stuff signage and side hanging blade sign. Existing fascia and shop front to be sanded, sealed and decorated. New hanging blade sign and bracket, timber hanging sign to be repainted to match fascia with vinyl lettering in cream

12	VICTORIA	<a href="#">16/02393/HOUSE</a>	127 Boundary Road, Newbury for Mrs Dulcie Sen	Increase the height of the garden fence and sliding gate along boundary road to 210cm Tall
13	VICTORIA	<a href="#">16/02367/FUL</a>	Blissard House, Abex Road, Newbury for Pollet Water Group	Change of use of a building from B1 use to a B8 use
14	VICTORIA	<a href="#">16/02436/LBC2</a>	4 Bridge Street, Newbury for 7 Bone Holdings Ltd	Provision of new shop fascia sign to be manufactured from satin silver anodised, aluminium extrusion, internally reinforced. The sign panels to be 5mm opal acrylic panels with magnetic strips. The letters and graphics to be cut from red and black acrylic, with corresponding magnetic strips on the back. A pink neon sign to read dive to be hung internally in the front window
15	VICTORIA	<a href="#">16/02209/ADV</a>	4 Bridge Street, Newbury for 7 Bone Holdings	The fascia sign to be manufactured from satin silver anodised, aluminium extrusion, internally reinforced. The sign panels to be 5mm opal acrylic panels with magnetic strips. The letters and graphics to be cut from red and black acrylic, with corresponding magnetic strips on the back. A pink neon sign to read dive to be hung internally in the front window
16	VICTORIA	<a href="#">16/02433/LBC2</a>	Corn Exchange, Market Place, Newbury for Corn Exchange	Instillation of 175 Roof mounted solar panels to the south elevation of the Corn Exchange
17	VICTORIA	<a href="#">16/02337/FUL</a>	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarket Ltd	Erection of 1 Automatic Number Plate Recognition Camera, pole and sign alongside 19 associated parking signs within a food store care park
18	VICTORIA	<a href="#">16/02338/ADV</a>	J Sainsbury Plc, Hectors Way, Newbury for Sainsbury's Supermarket Ltd	Erection of 1 Automatic Number Plate Recognition Camera, pole and sign alongside 19 associated parking signs within a food store care park
19	VICTORIA	<a href="#">16/02359/LBC2</a>	Suite 1, Old Town Hall, Market Place, Newbury for Soulstice wellbeing	Change of use from A1 Retail into D1 Clinic with minor amendments to internal layout
20	<b>Adjacent Parish</b> (BRUMMELL GROVE)	<a href="#">16/02540/ADV</a>	The Starting Gate, 75 Brummell Grove, Newbury for The Southern Co-Operative Ltd	Instillation of two fascia signs, two projecting signs, one parking sign, four poster signs and two window graphics
21	<b>Adjacent Parish</b> (CLAY HILL)	<a href="#">16/02537/LBC2</a>	Millers House, Church Lane, Shaw, Newbury for David Merriott	Removal of chimney and chimney stack on apex of roof at west end of the property
22	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">16/02497/PACOU</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if Prior Approval is required for the Change of Use of office (class B1) to 17 residential dwellings
23	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">16/02498/PACOU</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if Prior Approval is required for the Change of Use of office (class B1) to 17 residential dwellings
24	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">16/02499/PACOU</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if Prior Approval is required for the Change of Use of office (class B1) to 24 residential dwellings



25	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">16/02500/PACOU</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if Prior Approval is required for the Change of Use of office (class B1) to 25 residential dwellings
26	<b>Adjacent Parish</b> (VICTORIA)	<a href="#">16/02501/PACOU</a>	Bridge House, Overbridge Square, Hambridge Lane, Newbury for Overbridge Development Ltd	Application to determine if Prior Approval is required for the Change of Use of office (class B1) to 24 residential dwellings

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
03 OCTOBER 2016**

**SCHEDULE OF APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
<a href="#">14/03207/FULD</a>	100 Bartholomew Street, Newbury for Mr Michael Beatty	Demolition of existing single storey extension. Construction of new three storey extension to form enlarged retail displays area, new retail storage and offices, one bedroom apartment and a two bedroom apartment. Change of Use to some existing areas from retail storage and offices to residential apartments	No objection.
<b>Planning Inspectorate's decision – The appeal is dismissed. (A copy of the notice will be available at the meeting)</b>			

PLANNING AND HIGHWAYS COMMITTEE MEETING  
03 OCTOBER 2016

## SCHEDULE OF LICENSING APPLICATIONS

LICENCE	APPLICANT(S)	PREMISES
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New Ref: <b>16/01371/LQN</b>	Applicant: Mr Buaphan Chekrak  Location: Khonkean Thai Cuisine, 102A Bartholomew Street, Newbury, Berkshire, RG14 5DY	<b>Proposal:</b> <ul style="list-style-type: none"><li>- Late Night Refreshment - Friday &amp; Saturday 23:00 to 01:00</li><li>- Recorded Music - Monday to Sunday 11:30 to 15:00 &amp; 17:30 to 01:00</li><li>- Supply of Alcohol - Sunday to Thursday 12:00 to 15:00 &amp; 17:30 to 23:00; Friday &amp; Saturday 12:00 to 15:00 &amp; 17:30 to 01:00</li></ul>

## **Newbury Town Council**

Consideration of proposals for the preparation of a Newbury Town Plan

### **1. Background**

#### *Newbury Town Council Strategy 2015*

The Town Council's Strategy includes an objective to work towards the development of a Newbury Town Plan and a short term objective to prepare an operational plan to create the Town Plan (TS16). The longer term aim is to prepare a Newbury Town Plan which fully meets the objectives of Newbury Town Council's Strategy (TL10).

In accordance with TS 16 above, Members and officers met with the Planning Authority to discuss how best to take this forward.

#### *West Berkshire Local Plan 2006-26 and 2016-36*

The Local Plan is part of the overall development plan for West Berkshire, setting out the Council's local planning policies. The present Local Plan comprises the Core Strategy Development Plan Document (DPD) which was adopted in 2012 following independent examination). It will also include the Housing Site Allocations DPD when it is adopted. This is anticipated for early next year – the DPD is currently at independent examination. The role of the Housing Site Allocations DPD is to implement the framework set by the Core Strategy by allocating non-strategic housing sites across the district in accordance with the spatial strategy set out in the Core Strategy. It also includes sites for Gypsies, Travellers and Travelling Showpeople, updated residential parking standards, and a set of policies to guide housing in the countryside.

[The Core Strategy](#) sets out the overall planning strategy to 2026. It explains the vision for the area and how it will be delivered. Within the Core Strategy, the district has been divided into four main geographical areas and each area has its own policy. One of these areas is Newbury and Area Delivery Plan Policy, for which ADPP2 (attached) is the relevant policy.

Following the adoption of the Housing Site Allocations DPD, a new Local Plan will be produced that will consider the period through to 2036 and will supersede upon adoption both the present Core Strategy and Housing Site Allocations DPD. The new Local Plan will comprise just one document and it is anticipated that it will be adopted towards the end of 2019. The spatial strategy will be reviewed as part of work on the new Local Plan.

As part of work on the new Local Plan, there will be public consultation at different stages of its development. This will include a 'preferred options' consultation and later, consultation on the version of the Local Plan that the Council intends to submit to the Secretary of State for independent examination. It may be the case that the Council also chooses to undertake some early informal consultation (often referred to as 'Issues and Options'), although such a consultation is not a statutory requirement. Newbury Town Council will be able to submit representations to these public consultations.

WBDC has a document called a [Local Development Scheme \(LDS\)](#) that sets out the timetable for the preparation of the existing Local Plan and new Local Plan. The LDS is reviewed regularly, and the current version of the LDS identifies that there will be public participation on the new Local Plan between November 2016 and November 2018. The examination of the Housing Site Allocations DPD is taking longer than set out within the LDS, so the timescales for the new Local Plan may slip slightly. As work starts on the new Local Plan, there will be a better idea of when the specific consultation periods might take place.

Local Plans must be supported by a robust evidence base. A number of studies and assessments will therefore be undertaken to inform the new Local Plan. These will include a Strategic Housing Market Assessment, Retail Study, Functional Economic Market Assessment, update to the Infrastructure Delivery Plan, Transport Assessments to name but just a few. There is not usually consultation on these technical documents, however NTC may request to be consulted as they are relevant to any future plan the Council may consider.

### ***Neighbourhood and community planning***

There are three different types of documents that can be created by communities who want to get involved in the planning process depending on what they would like to achieve. These are:

- Neighbourhood Development Plans (NDPs): these form part of the development plan once they have been passed at referendum. They allow local communities to put in place planning policies for the future development and growth of their area.
- Village Design Statements (VDS): these are produced by the local community to identify local character and set out design guidance to help guide new development.
- Community Plans (also known as Parish Plans, Town Plans or Visions) form a blueprint of how a community would like to see itself develop over time, eg. 5/10 years.

The above documents have been considered for planning the future of Newbury, eg. a Town Plan, NDP and/or the Newbury Vision. Following advice from Bryan Lyttle, WBC Planning Policy Manager, it does not appear that a NDP would provide benefits commensurate with the effort, time, and expense needed to produce it. The NDP would have to focus on additionality and growth, would be subject to referendum, be consistent with the Core Strategy or new Local Plan (whichever is more up-to-date), and be approved by referendum. We consider that it would be a more useful and shorter exercise to concentrate on how Newbury should grow and develop, outside the constraints of an NDP. Such work could usefully contribute towards a Newbury Town Plan and/or Vision Statement.

## **2. Geographic Scope**

Newbury Civic Parish has a population of about 35,000. The contiguous urban parts of Greenham, Speen, and Shaw-cum-Donnington constitute part of the Newbury community, use the same facilities, and have the same problems and issues as Newbury Parish. We propose therefore that any input should relate not only to Newbury Parish but also the Newbury Settlement Boundary which includes those contiguous urban areas, with a total population of about 40,000. It follows that input requires consultation with and involvement from the Parish Councils of Greenham, Speen, and Shaw-cum-Donnington.

There is currently no plan to alter the present Civic Parish boundaries.

### **3. Fundamental Principles**

The following should be borne in mind at all times:

- (i) Any plan should be based on information and be realistic and credible.
- (ii) The area of the AONB should be respected.

### **4. Issues to be Addressed**

A catalogue of the planning issues facing Newbury includes those listed below. It will be evident that the Town Council cannot suggest solutions to all of them. However, we should be able to provide useful insights, observations and aspirations, provided that they are based on the existing facts or reasonable objectives.

Other issues may arise during the course of preparing this plan or from consultations we may have with the public, other parishes and partners in the planning process.

- **Character of Newbury**

What are the consequences of Newbury continuing to be a market town, the administrative centre of West Berkshire, and the local hub for housing and industrial growth?

How important is the preparation of Conservation Area Assessments, which have been repeatedly delayed?

What should be the balance in the town's development between residential, retail, commercial, industrial, and infrastructural uses of land?

What further measures are needed to enhance the town's character and appearance?

- **Planning**

Should the present policy of low-rise development in the Town Centre be continued? If higher rise is to be permitted (as has already occurred in some locations), what should be the constraints and where should it be permitted?

Reference has been made to enhancement of key gateways to the town. What are those gateways, and how should they be conserved or enhanced?

Reference has also been made to redevelopment of eyesore buildings or areas. Which are they, and what opportunities are seen to arise from them?

Are there any further observations which we wish to make on the designated development areas of Market Street, Sandford, LRIE, and the Racecourse?

What other redevelopment areas, if any, do we suggest, and for what purpose and on what arguments. Should these extend outside the present settlement boundary?

How should the policy on affordable housing and starter homes be realised or adapted?

- **Transport**

Does the town need a further major bridge within or close to its borders?

What further road developments are seen as necessary, and in what location?

How might the use of the railway, buses, cycling and pedestrian routes be improved and enhanced.

How can transport support the industrial and commercial development of the town?

Should any changes be made to parking policy, in the town centre or in residential or industrial areas?

- **Industry and Commerce**

What should be the balance between the areas of further economic growth – the trading estate, Greenham Business Park, LRIE, or elsewhere along the A4, A339, and M4?

How can Newbury encourage the development or conversion of high-quality office space which will attract new businesses and/or retain existing ones?

To what extent should the present zoning be enforced or new zones defined?

- **Retail**

Is the present balance of retail provision in Newbury suitable? If not, how should it change?

What is the cause of the retail imbalance between north and south of the river? Is that imbalance accepted, and if not how should it be corrected.

Should any other major retail developments be considered?

- **Tourism, culture, and recreation**

What is or should be the profile of Newbury as a tourism and cultural centre, and how should it be encouraged.

Should a Visitor Information Centre be reintroduced, or should existing facilities be developed for that function?

Should the management of Newbury's public parks be altered?

How should recreational facilities for young people be improved?

What opportunities are foreseen for the Kennet & Avon Canal and the Wharf area?

Should Newbury develop further concert halls or other cultural venues, or build on existing ones?

What gaps exist or are foreseen in sporting facilities, and how should they be filled?

- **Education**

How should primary, secondary, and tertiary education be developed?

What new schools will be required, and in what location?

How should the prospectus from Newbury College be developed to support local residents and businesses?

Should we encourage neighbouring Universities to establish campuses in Newbury?

- **Medical facilities**

How should these change to support future demographics?

- **The Environment**

How should the issue of air quality be addressed?

What further flood prevention schemes will be needed?

Is there an opportunity for a wildlife park?

## **5. Method**

The Committee may establish a Working Group to undertake the preparation of a draft Town Plan to inform the new Local Plan. The Working Group could include representation from other interested parties and/ or members of the public.

Neighbouring parishes should be consulted as indicated above, and evidence taken from partners such as the BID, the Chambers of Commerce, Newbury College, the Corn Exchange, the Watermill, LEP and responsible WBC officers. Once the principal issues facing the growth and development of Newbury are identified, they can be integrated into a single document for Town Council approval (a Town Plan) and submission to WBC Planning Policy.

The draft Town Plan should be ready for consultation by September 2017, with a view to completing the exercise by March 2018.

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Anthony Pick  
27<sup>th</sup> September 2016



## The Spatial Strategy 4

### Newbury - The Vision

**4.20** Newbury will retain its traditional market town heritage whilst undergoing infrastructure improvements and development and renewal of commercial uses and housing, to create a vibrant 21<sup>st</sup> century centre.

**4.21** Newbury will continue to fulfil its key role as the administrative centre and major town centre for the District, with a wide range of retail, employment, leisure and community services and facilities. It will be the main focus for housing growth over the period with new housing development well integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan (IDP).<sup>(22)</sup>

**4.22** Newbury's accessibility in terms of access to rail and to the strategic road network will mean that it remains a key focus for business investment and development. Additional employment opportunities will reduce the need for out-commuting and provide job opportunities for existing and new residents.

**4.23** Newbury will build on its existing strengths and historic legacy to reinforce its distinct identity and differentiate its shopping centre from other town centres in the region. The Newbury 2025 Vision<sup>(23)</sup> will continue to be implemented, with its emphasis on enhancing the different 'Quarters' of the town centre. A great deal has already been achieved with the opening of the new cinema and the Parkway development which will increase the attraction of Newbury town centre for local residents and visitors.

**4.24** Tourism will play a bigger part in the town's economy. Improvements to the racecourse and the extended recreational role of the Kennet and Avon Canal, combined with the regeneration of the town centre and the established arts and cultural attractions, will raise the town's profile and help increase the vitality and vibrancy of the town centre.

**4.25** Open spaces will be better linked to improve access for pedestrians and cyclists within the town and to improve public access to countryside on the fringes of town which will continue to form an important recreational resource.

### Area Delivery Plan Policy 2

#### Newbury

#### Housing

- Newbury will accommodate approximately 5,400 new homes over the Core Strategy plan period, contributing to its role and function as the largest urban area in West Berkshire. There is significant development potential on previously developed land, particularly in the town centre and periphery. Urban extensions to the town to the east, on land at Newbury Racecourse and, later in the plan period, to the south at Sandleford, will provide new residential neighbourhoods with supporting facilities and green infrastructure, will be well designed and built to high environmental standards and integrated with the rest of the town through public transport and pedestrian/cycle links. Other development will come forward through the implementation of existing commitments together with infill development and the allocation of smaller extensions to the urban area in the Site Allocations and Delivery DPD. A number of sites which have future potential for development have been identified in the Strategic Housing Land Availability Assessment (SHLAA).<sup>(24)</sup>

22 [Infrastructure Delivery Plan](#) available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)

23 [Newbury 2025 - A Vision for Newbury Town Centre](#) available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)

24 [Strategic Housing Land Availability Assessment](#) available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)

## 4 The Spatial Strategy

### Town Centre

- The Parkway development provides 28,400 square metres of new retail floorspace in the town centre. This will meet the demand for retail provision during the Core Strategy period identified through the Retail Study 2010<sup>(25)</sup> and was opened in October 2011.
- The town centre commercial boundary and primary shopping frontage will be reviewed in the Site Allocations and Delivery DPD.
- Regeneration of the Faraday Road area immediately to the east of the town centre for mixed use and office developments will create additional jobs and improve the environment of this part of the town. Permission has been granted for an office building of over 7,000 sq.m, a restaurant and hotel.
- New office developments and changes of use/redevelopment of existing offices will be guided by Policy CS 9.
- Improvements to Victoria Park, together with improved linkages through to Northbrook Street, will enhance this important open space in the town centre.
- The Wharf area will be enhanced and developed as an extension to the cultural quarter of the Market Place, providing important new open space and potentially a canal basin, and becoming a focus for cultural activities and outdoor events.
- The Market Place will continue to be developed as a high quality café and leisure quarter in addition to its role as the location for the twice weekly market and the Farmers' Market.
- The Market Street area will be developed as an 'urban village', a mixed use, but predominantly residential area, with greatly improved pedestrian links from the railway station to the town centre.
- The landscape and recreational role of the Kennet and Avon Canal, which makes a positive contribution to the character and heritage of the town centre, will be strengthened. The canal towpath will be improved in partnership with British Waterways to enhance the quality of the route for walking and cycling and to promote it as a sustainable link both eastwards and westwards from Newbury town centre.

### Employment

- Newbury will be the main focus for business development over the plan period. Protected Employment Areas, especially those in more accessible locations, will play a vital role in meeting the existing and future economic demands of the District. The role, function and boundaries of these Protected Employment Areas will be reviewed through the Site Allocations and Delivery DPD.
- Business development within other existing employment areas, including New Greenham Park and the Vodafone HQ site at The Connection will be supported to ensure the vitality of the District's economy is maintained.

### Accessibility

- Demand for travel will be managed, and accessibility to sustainable transport opportunities increased through improving choice in transport modes, for example through enhancing the bus services in the Newbury area and ensuring their routing is effective. Rail travel will be actively encouraged and facilitated through improvements to Newbury rail station and Newbury Racecourse rail station in partnership with First Great Western.
- A range of transport measures, to minimise congestion, improve safety and enhance connectivity will be implemented. These will be informed by the Local Transport Plan and will include measures to reduce the need to travel and encourage a shift to more sustainable modes.

## The Spatial Strategy 4

- The impact on the Air Quality Management Area will be taken into account when developing transport solutions for the A339 and surrounding areas.
- Existing highway infrastructure will be improved to manage flows along the A339 and A4 corridors in particular. This will be achieved through upgrading junctions to improve turning movements, adjusting land arrangements to add capacity and enhancing the management of traffic signals.
- Opportunities for increasing capacity on the network through planning for additional infrastructure will be investigated and delivered where possible and where this can be balanced with other considerations within the Core Strategy.

**Environment**

- Development will respect the historic environment of the town. Conservation Area Appraisals will be undertaken for Newbury Town Centre Conservation Area and for other conservation areas within the town.
- Opportunities will be taken to enhance the townscape. A number of buildings which are regarded as “eyesores” may provide redevelopment opportunities.
- The appearance of key gateways to the town will be improved providing an enhanced identity for the town.
- Improvements to pedestrian and cycle links to surrounding countryside will be implemented when opportunities arise.
- Opportunities will be taken to reduce flood risk, particularly in the town centre through flood alleviation schemes and redevelopment.

**Community Infrastructure and Services**

- Community infrastructure will be provided to meet the growth in population. New school buildings at St. Bartholomew’s School were completed in 2010. Additional school provision in the south of Newbury will be provided to meet the requirements arising from urban extensions to the town, and capacity issues elsewhere in the town’s schools will be addressed. Infrastructure requirements are set out in the Infrastructure Delivery Plan<sup>(26)</sup>.
- Existing community facilities will be protected and, where appropriate, enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors.