



27 February 2018

To: The Leader and Deputy Leader of the Council; Councillors Jeff Beck; Jeanette Clifford; Jo Day; John Gardner; Dave Goff; Elizabeth O’Keeffe; Anthony Pick; Kuldip Singh Kang; Andrew Steel; Tony Stretton.

Substitutes: Lynne Doherty; James Fredrickson; David Fish; Sarah Greenall; Julian Swift-Hook; Martha Vickers.

Also: All Members of the Town Council for information.

Dear Councillor

You are required to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 5 March 2018 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

THE PLANS WILL BE AVAILABLE FOR COUNCIL MEMBERS TO VIEW FROM 6.30 PM
(MEMBERS OF THE PUBLIC CAN VIEW THE PLANS FROM 7.00 PM)

- 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
To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 12 February 2018 (already circulated). (Appendix 1)
- 4. Questions and Petitions from Members of the Public**
Chairperson
- 5. Members’ Questions and Petitions**
Chairperson

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- 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 Planning Decisions (Appendix 3)**
Chairperson
To receive and comment as necessary on the planning decisions and recommendations of the planning authority listed at the attached schedule.
- 8. Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
- 9. Sandford Park Working Group – Update**
Chairperson
To receive an update on any relevant information.
- 10. Newbury Town Plan**
Chairperson
To update the Committee on the progress of the Newbury Town Plan.
- 11. West Berkshire District Council consultation Local Plan and Scoping Report (Appendix 4)**
Chairperson
To agree our response on Consultation West Berkshire Local Plan Review to 2036 Scoping Report and the Sustainability Appraisal (SA) Scoping Report.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 12 FEBRUARY 2018 AT 7.30PM.**

PRESENT

Councillors Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Tony Stretton.

In Attendance

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

133. APOLOGIES

Councillors John Gardner, Dave Goff, Kuldip Singh Kang and Andrew Steel.

134. 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 made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committee and Councillor Jeanette Clifford who is a substitute Member on that 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."

The Chief Executive Officer made the following statement on behalf of Councillor Jeff Beck who is a Member of West Berkshire Council's Licensing Committee "I wish to make it clear that any comments I may 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 the following application, Councillor Miles Evans declared that he had a personal interest and took no part in the vote: **18/00215/ADV**

In considering the following application, Councillor Adrian Edwards declared that he had a prejudicial interest and took no part in the vote: **18/00078/LBC2**

135. MINUTES

PROPOSED: Councillor Elizabeth O'Keeffe
SECONDED: Councillor Jeff Beck

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 22 January 2018, be approved and signed by the Chairperson.

136. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

137. MEMBERS' QUESTIONS AND PETITIONS

There were none.

138. SCHEDULE OF PLANNING APPLICATIONS

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

Application no. 18/00226/RESMAJ Councillor Adrian Edwards abstained on the resolution to no objection.

139. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

140. PLANNING DECISIONS

Information was received and noted by the committee.

**141. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 16/03437/FUL - TO REPLACE THE EXISTING UNAPPROVED
FENESTRATION WITH FENESTRATION TO MATCH THOSE APPROVED BY WBC'S
CONSERVATION OFFICER, BUT USING A DIFFERENT MATERIAL FOR THE FLAT,
THE NAGS HEAD, 91 BARTHOLOMEW STREET, NEWBURY.**

It was agreed that there would be no changes to Members' previous comments.

**142. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 17/02461/PACOU - APPLICATION TO DETERMINE IF PRIOR
APPROVAL IS REQUIRED FOR THE CHANGE OF USE OF OFFICE (CLASS B1) TO 24
RESIDENTIAL DWELLINGS. FOR LEAT HOUSE, OVERBRIDGE SQUARE,
HAMBRIDGE LANE, NEWBURY FOR OVER BRIDGE DEVELOPMENT LTD**

It was agreed that there would be no changes to Members' previous comments.

**143. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 17/01808/OUTD – OUTLINE APPLICATION FOR ERECTION OF
DWELLING WITH INTEGRAL GARAGE. MATTERS TO BE CONSIDERED: ACCESS
FOR GARDEN LAND AT 5 NORMAY RISE, NEWBURY.**

It was agreed that there would be no changes to Members' previous comments.

**144. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 16/03562/OUTD – RENEWAL OF APPLICATION NO 01/00254.
DEMOLITION OF EXISTING DWELLING HOUSE, REDEVELOPMENT WITH
RESIDENTIAL CARE HOME – MATTERS TO BE CONSIDERED ACCESS, LAYOUT &
SCALE FOR UPCOT, TYDEHAMS, NEWBURY**

It was agreed that there would be no changes to Members' previous comments.

145. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

As there had been no meeting of the WAP there was nothing to discuss at this time.

146. SANDLEFORD PARK WORKING GROUP – UPDATE

It was agreed that the Chief Executive Officer would write to both Developers to enquire about progress and moving forward with planning applications.

147. NEWBURY TOWN PLAN

It was noted that the Town Plan was agreed for public consultation at the Full Council meeting on 29 January. Public consultation will run until Sunday 18th March 2018.

There is to be a Coffee Morning Held at the Town Hall Saturday 24th February 2018, from 10.00 to 13.00, to share information about the Town plan with members of the public who may ask any questions to councillors or members of the steering group, who will be available to volunteer for the Coffee Morning.

Councillor Anthony Pick will give a presentation on the Town Plan to the Newbury Society on the 8th March 2018.

148. TOWN DESIGN STATEMENT

Following the public consultation on the Town Design Statement last November, the Working Group met on 7th February to consider the responses received. The responses were from Dr. David Peacocke and statutory consultees. The Working Group accepted almost all of the WBDC recommendations and invited Dr. Peacocke to clarify his submission. The Working Group will send its recommendations to the Committee for approval.

The Working group also considered the objective in the Council's Strategy that there should be an additional chapter in the TDS to consider the Canal Corridor in Newbury. In order to progress this, members of the Council are invited to walk the canal from the Town Hall to the western boundary of the parish, starting from the Town Hall, at 2.00pm on 28 February 2018.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING
CLOSED AT 20.55 PM.**

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING

SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	17/03548/HOUSE	10 Fairfax Place, Newbury for Mr & Mrs Boratynski	Single storey extension with alterations to existing interior. Conversion of part of existing garage to form utility room/extension of kitchen.
2	No objection	17/03292/FULD	Land North of Ham Hill, London Road Newbury for Millwaters Trust	S73A. Variation of Condition 1 – Approved Plans, of approved application 17/02445/FULD .
3	Declared Invalid	17/03312/FULMAJ	Newbury Business Park, London Road, Newbury for Stonegate Land and Property	Proposed development of 10 two bedroom flats
4	No objection	17/03474/COMIND	Plots 650 and 660 First Avenue, Newbury Business Park, Newbury for Dylana Continental S A	S73A variation of condition 2 approved plans, of approved reference 16/01173/COMIND - Construction of two 2 storey office buildings (B1a) with parking and landscaping.
5	No objection	18/00152/HOUSE	44 Harrington Close, Newbury for Jennifer Currie	Erection of a conservatory to the rear with hipped lean to glass panelled roof
6	No objection	18/00258/HOUSE	4 Regnum Drive, Shaw, Newbury for Mr S Pitt and Mrs L Vivian	Proposed 2 storey side and single storey rear extensions
7	No objection	18/00043/HOUSE	11 Cary Close, Newbury for Mr & Mrs Austen	Single storey rear extension and new porch.
8	No objection	18/00075/HOUSE	55 Elizabeth Avenue, Newbury for Luke Backer & Sophie Foster	Part single, Part two-storey side and rear extensions and single storey-porch to front elevation.
9	No objection	18/00066/FUL	5 Monument Close, Essex Street, Newbury for Pizza Go Go Ltd	Change of use from Class 3 (Restaurant) to Class 5 (Hot food and takeaway)
10	No objection	17/03550/HOUSE	7 Castle Grove, Newbury for Mr & Mrs Cook	Two storey side extension.
11	Support/comment: The bridge was designed in Brunel's office and is an important heritage asset for Newbury	18/00092/LBC2	Bridge Over Railway, Rockingham Road, Newbury for Network Rail	Installation of Overhead Line Electrification (OLE) attachments to bridge arch, required as part of the Electrification of the Great Western Main Line
12	No objection	18/00079/HOUSE	86 Russell Road, Newbury for Beth Graham	Small ground and first floor extensions
13	No objection	17/03482/HOUSE	70 Paddock Road, Newbury for Mr Viney	Single storey rear extension, single storey front extension to existing porch and new roof light to rear elevation.
14	No objection, on condition that the Conservation Officer is content	18/00078/LBC2	Upper Raymonds Almshouses, Newtown Road, Newbury for	Application for the overhaul and repair of the existing windows with 6 new opening light

			Newbury Almshouses Trust	casements within existing windows, re-leading or replacement of leaded lights to top section of windows
15	No objection	18/00082/HOUSE	30 Porchester Road, Newbury for Keith Terrell	Ground floor rear and side extension
16	No objection	18/00132/HOUSE	Two Trees, Tydehams, Newbury for Hannah Mitchell	Comprehensive renovations, including first floor front, side and rear extensions, loft conversion, new entrance and back door porches, alterations to fenestration, rendering, replacement roof finishes and associated works.
17	No objection, provided that the observations of the Highways Officer are attended to	18/00183/HOUSE	6 Bruan Road, Newbury for Mr Dinesh GarehalliGopal & Ms Rajini Jairaj	Single storey front and rear extension
18	No objection	18/00188/HOUSE	21 Buckingham Road, Newbury for Mr & Mrs Payne	Demolition of existing single storey store, single storey side/rear extension and replacement porch with garage roof alterations
19	Objection/comment: The principle of the extension is accepted, but the proposed gable end will have an overbearing effect on 10 Robins Close and will be out of keeping with the other bungalows in the road. A hipped roof should be built instead, and would not detract from the benefit of the extension to the property	18/00222/HOUSE	12 Robins Close Newbury FOR Mr & Mrs Robinson	Single storey rear and front extension
20	Objection/Comments: 1) At over 3 metres, the garden building will be of excessive height and will overlook neighbouring gardens. 2) If the application is accepted, a condition should be applied which prevents the accommodation being sold separately from the principal dwelling	18/00256/HOUSE	89 Enborne Road, Newbury for Abie Genko	Proposed garden storage building and workshop with Au Pair accommodation above
21	Support/comment: The signage will be great improvement for the building	18/00030/ADV	Newbury Central Library The Wharf Newbury for West Berkshire Council	4 Logo sign trays to be placed externally on all 4 sides of the Building, to replace the existing green logo type and signage currently on 3 sides of the building
22	No objection	18/00178/FUL	1 Northcroft Lane Newbury for Mr Bowness	Change of use of A1 ground floor unit to residential use of flat above to a single dwelling with internal and external alterations
23	Application was withdrawn	17/03511/HOUSE	23 Newport Road, Newbury for Martin Hawkins	S73 Variation of condition 2 – approved drawings of planning permission 17/00171/HOUSE

24	Objection. We do not object to the principle of developing the site, and we note the inclusion of electric vehicle charging points. 1) The proposed flats are far too small to provide an acceptable quality of accommodation. 2) The absence of affordable housing is not acceptable, and the usual ratios of affordable housing should be applied. General observations, to be considered at the appropriate time: 3) Past experience of developments in West Street is that construction methods may risk causing considerable inconvenience to neighbours. 4) Given the location, a good design and appearance will be critical. 5) In accordance with the draft Town Plan, the visual harmony and materials of neighbouring buildings should be respected	18/00207/OUTMAJ	1 West Street, Newbury for Rissance Limited	Outline application for development of 20 residential apartments. Matters to be considered: Access, Layout and Scale
25	No objection	18/00215/ADV	17 Cheap Street, Newbury for Henry Ireson	Fascia shop front sign
26	No objection. Comments: 1) In accordance with the draft Town Plan, locally compatible materials such as Berkshire brick should be employed. 2) The agreed ratio of affordable accommodation should be observed. 3) Permeable paving should be employed to limit flooding risk. 4) Given the site, the agreed condition of an archaeological survey is important.	18/00226/RESMAJ	31-34 Bartholomew Street Newbury for Rissance Ltd	Approval of reserved matters following Outline planning permission 16/01942/OUTMAJ . Matters seeking consent: Landscaping and Appearance
27	No objection	17/03538/HOUSE	465 London Road, Benham Hill, Thatcham for David Thompson	Widened vehicular access and replacement garden/boundary wall to front of bungalow following installation of cycle path by local authority
28	No objection/comment: implication of construction parking Needs to be addressed	17/03525/FUL	Telecommunications Mast Western Avenue Newbury for Vodafone and CTIL	Replacement of existing 17.5m monopole with 6 no. antennas for a 25m monopole with 3 no. antennas and ancillary work thereto

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	18/00150/PASSHE	18 Grove Road, Newbury for Roy Tingay	Single storey rear extension (conservatory): 5.0m from rear wall, 3.0m maximum height, 2.1m eaves height

PLANNING AND HIGHWAYS COMMITTEE MEETING

5 MARCH 2018

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	18/00320/HOUSE	1 Collins Close, Newbury for Mr & Mrs Williams	Demolish conservatory and replace with new single storey rear extension, to create open plan kitchen and dining room
2	FALKLAND	18/00302/HOUSE	The Chase, Garden Close Lane, Newbury for Mr & Mrs Allen	Proposed porch internal floor area (5m2) to front of existing house
3	FALKLAND	18/00283/FUL	Mencap Centre, Enborne Gate, Newbury for West Berkshire Mencap	Change of use of agricultural land adjacent to Mencap Centre, and installation of polytunnels, portacabins and storage container to use for therapeutic horticulture and crafts for adults with learning disabilities
4	FALKLAND	18/00323/HOUSE	21 Kingsland Grange, Newbury for Mr & Mrs Collins	Demolition of existing porch/conservatory. Single storey rear extension with partial conversion of garage and new front porch
5	FALKLAND	18/00287/HOUSE	32 Montgomery Road, Newbury for Mr Johnson	Proposed porch to the front of the property
6	FALKLAND	18/00337/HOUSE	2 Kennedy Close, Newbury for Ms Vikki Goldsmith	Proposed ground floor side extension, loft conversion, floor plan re-design and all associated works
7	FALKLAND	18/00299/HOUSE	7 Holborne Close, Newbury for Mr Ross	Conversion of existing attic into two bedrooms and addition of two storey side extension to create a one bedroom annexe, additional off street parking and widening access, and sheds to rear garden area
8	FALKLAND	18/00354/HOUSE	12 Normay Rise, Newbury for Mr & Mrs Gage	First floor rear extension giving an additional bedroom
9	FALKLAND	18/00410/HOUSE	37 Fifth Road, Newbury for Mr & Mrs Staunton	Single storey extension and garden room
10	NORTHCROFT	18/00212/HOUSE	Fairacre, Speen Lane, Newbury for Mr & Mrs Lupton	Extend balcony, new stairs access to rear garden, new railings and shade canopy with associated landscape works
11	NORTHCROFT	18/00370/FUL	Waitrose Ltd, Oxford Road, Newbury for Waitrose Ltd	Installation of 2no. new automatic number plate recognition cameras and 2no. galvanised steel camera columns to the Waitrose car park
12	NORTHCROFT	18/00372/FUL	Northcroft Recreation Centre, Northcroft Lane, Newbury for West Berkshire Council	Demolition of subsiding existing chemical store extension and construction of new larger chemical store with independent secure bunded compartments for storage of pool treatment chemicals, in accordance with current storage regulation requirements

13	ST JOHNS	18/00473/HOUSE	20 Wendan Road, Newbury for Mr & Mrs Greaves	Demolition of existing garage and conservatory, replace with part single / part two storey rear / side extension with new front porch and garage
14	VICTORIA	18/00343/FUL	Highway, Canal View Road, Newbury for Mr Mehmet Dogdu	To operate a kebab van between 4.00pm and 11:00pm at Canal View Road
15	VICTORIA	18/00237/LBC2	113 Bartholomew Street, Newbury for Star Pubs and Bars Ltd	Renewing roof tiles throughout
16	VICTORIA	18/00434/HOUSE	3 Denmark Road, Newbury for Karen Foster	Detached single garage
17	VICTORIA	18/00371/FUL	Unit 5, Plenty Close, Newbury for Special Auction Services	Change of use of Unit 5, Plenty Close from B1, B2 and B8 to an Auction House (Sui Generis planning use)

**PLANNING AND HIGHWAYS COMMITTEE MEETING
5 MARCH 2018**

**SCHEDULE OF PLANNING DECISIONS & RECOMMENDATIONS MADE BY WEST BERKSHIRE
COUNCIL (WBC)**

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03125/FULD	55 - 56 Cheap Street, (Units 55A-56A, 55/56B), Newbury for Erica McClenaghan	Convert top floor unit 55/56 (vacant) formally dentist to two bed flat. Unit 55A (vacant) formally osteopath and office convert to one bed flat. Unit 56A (vacant) store RSPCA - convert to bedsit.	Objection/comment. We do not agree with the removal of the parking space assigned under planning consent 17/01392, which should be retained for off-road parking for the flats. Commercial space in an area zoned commercial use should be retained for that purpose. The residential properties will share a staircase with the adjoining language school, giving rise to security concerns. It is not clear where the recycling bins will be located.
WBC final decision – APPROVED			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03488/HOUSE	16 Grove Road, Newbury for Peter Collison	Part single, part double storey rear extension and front porch.	Object. Members believe that the comments from the objection letter submitted by the Neighbouring Property 18 Grove Road should be taken in to consideration. 2) The application contains insufficient detail. The materials and style used should be in keeping with the existing dwelling
WBC final decision – APPROVED			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03511/HOUSE	23 Newport Road, Newbury for Martin Hawkins	S73 variation of Condition 2 - approved drawings of planning permission 17/00171/HOUSE.	Application was withdrawn, no comment made.
Application has been Withdrawn			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03545/FULD	32 Craven Road, Newbury for Mr Shanidze	Change of use of a single residential dwelling into four self-contained residential apartments.	Object/comment. Insufficient information on internal works object to roof lights. Recommend four cycle parking spaces are provided.
WBC final decision – APPROVED			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03253/LBC2	32 Craven Road, Newbury for Mr Shanidze	Change of use of a single residential dwelling into four self-contained residential apartments.	Object/comment. Insufficient information on internal works object to roof lights. Recommend four cycle parking spaces are provided.
WBC final decision – APPROVED			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03155/OUTMAJ	Rozel Heights, Catherine Road, Newbury for Enborne System Ltd	Outline application for demolition of existing 4 no. three bed apartments with garage block and replacement with 16 no. apartments and 1 no. maisonette with associated parking and access. Matters to be considered access and layout.	<p>Objection. We do not object to the principle of redeveloping the site, but many aspects have not been adequately addressed.</p> <p>1) The failure to provide sufficient parking spaces on the site, reported by the Highways Service, would exacerbate the already substantial traffic and parking problems in Catherine Road, which has to cope with local traffic, vehicles parking to collect train commuters, train passengers parking at weekends, visitors to the doctors' and dentists' surgeries, and overflow parking from St Donat's Place. Residents report that accidents (not always reported) occur weekly at the exit from Catherine Road because of inadequate visibility. Residents who have purchased parking spaces in the road report that they often cannot use them.</p> <p>2) The proposed building, of three storeys, would be too close to houses in Catherine Road and St Donat's Place, and to Ashridge Court, would overlook them and deny them light, and would over dominate them. The defence by the applicant on this subject (clause 6.28) is not adequate. The gardens of the houses in the northern part of St Donat's Place area already damp and cold. In consequence, children from St Donat's Place play in the street, worsening the traffic problems.</p> <p>3) We recommend that Sovereign Housing be asked to provide visitor parking spaces in St Donat's Place, not currently available.</p> <p>4) We recommend also a review of whether access from Catherine Road or Station Road to the development would be more suitable.</p> <p>5) We also note the concerns of the Highways Service on insufficient cycle parking</p>
Application has been Withdrawn			

APPLICATION NO.	LOCATION AND APPLICATION	PROPOSAL	NTC OBSERVATIONS
17/03481/ADV	Diamond Tap, 42 Cheap Street, Newbury for Stonegate Pubs	Illuminated fascia text sign and an externally illuminated projecting sign.	Object. We welcome the retention of the site as a bar. However, we consider that the proposed Halo signs would appear garish and cheap, and out of keeping with the Conservation Area.
WBC final decision – APPROVED			

West Berkshire Local Plan 2036 Scoping Report

Response by Newbury Town Council

General

Newbury Town Council welcomes this opportunity to comment on the scope of the Local Plan 2036.

The current position of the Town Council on the direction that Newbury should take over the Plan period is represented by the Draft Newbury Town Plan 2019-26, recently approved by the Town Council for consultation by the public and West Berkshire Council. After the consultation ends on 18th March, a final version will be adopted.

The Newbury Town Plan is the Town Council's recommended replacement for ADPP2 (with regard to Newbury) in the present Local Plan.

Strategic Objectives

Our principal comments relate to the Strategic Objectives in the Scoping Report. The numbering is ours, and does not indicate priority.

1. We appreciate the need to meet housing development targets set by the Strategic Housing Market Assessment. We fully support the objectives for affordable and social housing. However, the latter objectives will require firm action by the Planning Authority, for which the support of the Inspectorate will be necessary and should be sought.
2. Particular attention is needed to the housing requirements of key workers, for whom suitable housing types and tenures should be devised and constructed.
3. West Berkshire Council has standards for parking and amenity space for houses, but not living space. In consequence, some spatially very limited accommodation is being put forward by developers. Is this desirable? The only relevant Strategic Objective refers vaguely to "Sustainable and Quality Development". The Local Plan should have some perspective on the matter, perhaps with reference to the rules for public accommodation drawn up some years ago in London, or some other criteria. See https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf
4. We welcome the objective to provide additional employment land. However, further measures will be needed to encourage new businesses, enable existing businesses to grow, and attract new businesses from outside. A list of steps to this effect is described in the Town Plan, but in summary, they include additional employment land, flexible rental and planning terms (for example by a Local Development Order), provision of Incubation Hubs and Accelerator Hubs, and integration with the higher education

institutions in West Berkshire. Given such measures, West Berkshire can benefit from the substantial opportunities represented by the Oxford-Cambridge Corridor and the Smart City Cluster.

5. Addressing these opportunities will require greater focus on business development than West Berkshire Council deploys at present. Business development actions previously identified in the Newbury Vision have not been implemented. We suggest that the Strategic Objective “Economy” should be rephrased “Business Development”. In order to deliver these opportunities WBDC must employ more resources, and a member of the Executive should also become actively engaged in that area.
6. Whatever Local Plan is approved, it can at present be overridden by Permitted Development Rights on commercial property. Unremitting pressure should be exercised through political channels to secure the reversal of this disruptive Government policy.
7. At present, the policy and planning effort of West Berkshire Council is focussed overwhelmingly on housing development, and in responding to proposals from developers for housing. The infrastructure implications are relegated to a separate plan. We do not agree. Spatial planning for infrastructure should occur at the same priority as for housing and business, and should therefore be part of the Local Plan itself, as otherwise the housing allocation will crowd out other requirements. These include extension of:
 - primary, secondary, and higher education;
 - public open space;
 - medical services;
 - age support, in particular day care centres and care homes;
 - road and rail transport links;
 - cultural, leisure, and sporting facilities.
8. Given the population growth from new housing and the expected strong proportionate increase in the older population, the Local Plan should include an assessment of changes in population size and profile during the Plan period. Social infrastructure planning across the District should be based on those assessments.
9. West Berkshire Council’s present support for leisure and culture is mainly limited to the assets which it owns directly. An audit is needed of the cultural, leisure, and sporting assets of the District, and a view on how they should be developed, in order to prepare a policy for tourism. The absence of such a policy has resulted in (for instance) lack of a policy for visitor information or for the tourist coach trade. Leisure, culture, and tourism are the second business interest of West Berkshire after commerce and industry. Officer support and Executive attention should be directed to developing them, in partnership with Parish Councils.

10. In the longer term, consideration should be given as whether West Berkshire should provide a hub or hubs for major cultural, leisure, and sporting events, by the provision of a major concert hall, conference venue, and/or sporting arena, together with the appropriate visitor accommodation. If so, space should be reserved accordingly.
11. West Berkshire has a good record in providing and supporting public open spaces, in collaboration with Parish Councils, and in conditioning such space with major developments. However, it seems to us that the policy framework for this is unclear. How is such space, scattered across the District, to be protected? What steps are needed to ensure that they are all maintained to a common standard in the public interest?
12. The Town Plan contains detailed proposals for development of road and rail transport, prepared after consultation with the portfolio holder for transport. In particular, we draw attention to the lack of a junction connecting the two north-south trunk roads through Newbury. We support West Berkshire Council's plans for pedestrian and cycle links and are prepared to provide funding and other resources to achieve them.
13. The Town Plan's section on education was drawn up after consultation with the portfolio holder for education. We recommend involvement of business in a possible business-sponsored Free School and/or University Technical College. Vocational education should be developed according to the needs of local business. In addition, West Berkshire does not contain any institutions of University standard. To retain more young people for higher education in West Berkshire, we suggest that Universities in nearby cities be approached with the aim of locating one or more campuses or business schools in the District. Space should be reserved for these purposes.
14. No Strategic Objectives are stated for the Environment, other than the mitigation of climate change. It is suggested that the Local Plan should include specific objectives for air and water quality and biodiversity, in which Parish Councils could have a principal role. Strategic Objectives should also be given for recycling, which is a West Berkshire Council function.
15. We are largely content with West Berkshire Council's policies and actions on heritage. We would point out, however, that local listing is currently entirely dependent on volunteers, and contingency plans should be made in case the present arrangements should fail at some point.
16. The Strategic Objectives make no reference to health and well-being, other than under the heading of Housing. As pointed out above, health and well-being have a consequence for spatial planning which should be considered. Health disparities and variations between areas and communities should be studied, and may well be found to have planning implications.
17. The Strategic Objectives make no specific reference to the North Wessex Downs Area of Outstanding National Beauty. In the light of recent planning cases, we suggest that applications should be permitted on the AONB which support development of the rural

economy and the personal amenity of current residents, as these pay for maintenance of the AONB in its present state. The present policy is too based on the premise that there should be no change.

Anthony Pick
Chairman, Newbury Town Council Planning & Highways Committee
22nd February 2018