

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 14 MAY 2018 AT 7.30PM.

PRESENT

Councillors Jeff Beck; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Elizabeth O'Keeffe; Anthony Pick (Chairperson); Kuldip Singh Kang; Tony Stretton.

In Attendance

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

198. APOLOGIES

Councillors: Jeanette Clifford & Dave Goff
Absent: Councillor Andrew Steel

199. DECLARATIONS OF INTEREST

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

All of the Members of the Committee declared that that they had been lobbied regarding the applications and that none of the members had any prejudicial or personal interests in the proposals.

200. TOWN COUNCIL'S RESPONSE TO THE SANDLEFORD PARK PROPOSALS:

The Committee heard from a number of members of the public and the applicants for these proposals and also took into consideration the information received at the public presentation at Newbury Rugby Club on 3 May 2018.

Proposed: Councillor Adrian Edwards

Seconded: Councillor John Gardner

Resolved: that the following observations be submitted to the planning authority:

i) 18/00764/OUTMAJ – Bloor Homes & Sandlesford Farm Partnership:

Objection on grounds of insufficient information. To assess this application and 18/00828/OUTMAJ, the Committee will require to see: 1) a fully developed combined traffic model for both applications, including the local traffic in Andover Road, Monks Lane and the A339, and the traffic generated by the new schools; 2) a construction traffic plan for each site, showing how disturbance to local residents will be minimised; 3) a safety audit with regard to the high level of pedestrian and cyclist traffic to and from the local schools, shops,

garage, and community centre, and mitigation measures proposed; 4) a dated plan to reconstruct the roundabouts at either end of Monks Lane, showing how this will facilitate the flow of traffic and the safety of pedestrians and cyclists. These assessments should all be made with regard to traffic before and after the link road between the two sites is built.

Other observations by the Committee are: 5) The plan should show the planned parking capacity for visitors to the Country Park and sports pitches, which should be sufficient for the expected visitors. 6) The plan should include the expected additional patient care and parking capacity for the Falkland Surgery, and how it will be funded. 7) We urge review of the planned direct exit from the gated development in Monks Lane onto the proposed roundabout, as it is not clear that this will be safe. 8) Social facilities, including the sports pitches and children's play areas, should be located centrally at places convenient for residents. 9) Cyclist and pedestrian routes should be integrated with cyclist and pedestrian routes leading to the town centre. 10) Maintenance of the Country Park should be the responsibility of WBC or a Parish Council, not a management company appointed by the developer. A sum should be assigned by the developed to pay for it. 11) In addition to the new roads, the new sewers, surface water drainage, and public open spaces should be publicly adopted. 12) The subsidy which the developers will contribute towards a bus service for the sites should be defined.

ii) 18/00828/OUTMAJ – Donnington New Homes:

Objection on grounds of insufficient information. To assess this application and 18/00764/OUTMAJ, the Committee will require to see: 1) a fully developed combined traffic model for both applications, including the local traffic in Andover Road, Monks Lane and the A338, and the traffic generated by the new schools; 2) a construction traffic plan for each site, showing how disturbance to local residents will be minimised; 3) a safety audit with regard to the high level of pedestrian and cyclist traffic to and from the local schools, shops, garage, and community centre, and mitigation measures proposed; 4) a dated plan to reconstruct the roundabouts at either end of Monks Lane, showing how this will facilitate the flow of traffic and the safety of pedestrians and cyclists. These assessments should all be made with regard to traffic before and after the link road between the two sites is built. With regard to point 1), the Committee is unable to see how a 4.8 metre wide Warren Road exit will be able to cope with the combined site traffic, even when signalised, when either or both of the 500 homes on the DNH site and the link road with the Bloor Homes site are built.

Other observations by the Committee are: 5) Garden Close Lane and Kendrick Road are privately owned. We do not see how it is legally permissible for public pedestrian and cycle tracks from the site to access them. Moreover, Garden Close Lane is too narrow and winding to be safe for the large number of probable users of such a track. 6) Cyclist and pedestrian routes should be integrated with cyclist and pedestrian routes leading to the town centre. 7) Maintenance of the Country Park should be the responsibility of WBC or a Parish Council, not a management company appointed by the developer. A sum should be assigned by the developed to pay for it. 8) In addition to the new roads, the new sewers, surface water drainage, and public open spaces should be publicly adopted. 9) The subsidy which the developers will contribute towards a bus service for the sites should be defined.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.43 HRS

CHAIRPERSON

