

8/8/2023.

**To:** Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore and Tony Vickers

**Substitutes:** All remaining Members of the Council

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 14 August 2023 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public, and, if required, streamed via Zoom: Join Zoom Meeting

<https://us06web.zoom.us/j/83510757861?pwd=cVpON0RaK3dOd2lmWEhhUG5YanFWQT09>

Meeting ID: 835 1075 7861

Passcode: 572382

**Hugh Peacocke**  
**Chief Executive Officer**

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### **AGENDA.**

- 1. Apologies**
- 2. Declarations of Interest and Dispensations**  
**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)**  
**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 17/07/2023 (Appendices 1 and 1.2)  
**3.2** Officer's report on actions from previous meeting
- 4. Questions and Petitions from Members of the Public**  
Questions, in writing, must be with the CEO by 2:00 pm on Friday 11<sup>th</sup> August 2023.

Town Hall, Market Place, Newbury, RG14 5AA

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**5. Members' Questions and Petitions**

Questions, in writing, must be with the CEO by 2:00 pm on Friday 11<sup>th</sup> August 2023.

**6. Schedule of Planning Applications (Appendix 2)**

**To Comment** on the planning applications listed at the attached schedule.

**7. Notice of Motion**

Notice of motion submitted by Councillor Nigel Foot:

"It is the aim of Newbury Town Council to increase the hours of pedestrianisation within Newbury Town centre for the benefit of our townspeople, visitors and hospitality offering.

We therefore respectfully request that West Berkshire Council engages with Newbury Town Council at the earliest possible stage of the pedestrianisation engagement process and that the Town Council's views are fully taken into account before the pedestrianisation trial is implemented and the public consultation process is undertaken."

**8. Planning Appeals (Appendix 3)**

Including an update on the Appeals by Lochailort Newbury Ltd against the decisions to refuse planning permission for redevelopment of The Kennet Centre, Newbury.

**9. Update from The Western Area Planning Committee**

**To Receive** an update on any relevant business from the Western Area Planning Committee.

**10. Forward Work Programme for Planning & Highways Committee (Appendix 4)**

**To Note** and to 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 at 7:30 pm on Monday 17<sup>th</sup> June 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,**

**Present:** Councillors Phil Barnett, Vera Barnett, Jo Day, David Harman, Ian Jee, David Marsh, Vaughan Miller and Tony Vickers.

**In Attendance**

Hugh Peacocke (Chief Executive Officer)

**24. Apologies**

Apologies received from Councillors Sam Dibas, Andy Moore, Nigel Foot and Roger Hunneman

**25. Declarations of Interest and Dispensations**

The CEO declared that Councillors Phil Barnett, David Marsh 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.

Councillor Phil Barnett declared that he was an acquaintance of Mr. Dewey, who was registered to speak against application No. 1, ref. no. 23/01030.

**26. Minutes of the Meeting of the Planning and Highways Committee held on Monday 19<sup>th</sup> June 2023**

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Ian Jee

**Resolved:** That the minutes of the meeting held on 19<sup>th</sup> June 2023, be approved and signed by the Chairperson.

**27. Actions from previous meetings**

- a) The CEO reported that the Council's responses to consultations on planning applications and licensing applications had been sent to West Berkshire Council.
- b) The CEO reported that the section 215 List had been sent to enforcement in WBC for action. No responses to date.
- c) Manor Park consultation- going to WBC Executive for decision at their meeting in September.

**28. Questions from members of the public**

There were no questions or petitions from members of the public.

## **29. Members' Questions and Petitions**

Question from Councillor Meg Thomas:

*Residents report problems crossing the Andover Road between The Gun pub & The new Pets Corner currently under construction (was The Old Bell Pub), crossing Monks Lane from Pets Corner to the south side of Monks Lane and also crossing Andover Rd south of the roundabouts. Only on the Essex St section is there a zebra. (and that needs repainting; one resident has reported a minor accident there)*

*Obviously the busiest time is at school drop off & pick up. (Mostly Park House students but also families going to Falkland & children going to St Barts). However many other people use this route to get to the shops & I would be concerned for elderly people trying to cross. Also, those with pushchairs find it difficult to sit halfway on the islands due to lack of space.*

*I am beginning to think traffic lights with dedicated pedestrian crossings as per the 'Sainsbury' round about are needed. Can we ask West Berkshire Council to investigate this?*

Chairman: *We will ask West Berkshire Council to investigate this.*

## **30. Schedule of Planning Applications**

Resolved that the responses recorded at Appendix 1.2 to these minutes be submitted to the Planning Authority.

Members expressed concern that there was no member from the Westfields ward at the meeting.

In relation to application No. 7, 23/01437, Mr. Lindsay was invited to send his queries to the CEO.

Application No. 13- 22/02754- Land East Of Newbury College Monks Lane Newbury- The Committee resolved "No objection to this application". Councillor David Marsh voted against this resolution.

## **31. Planning Appeals- Appeals by Lochailort Newbury Ltd against the decisions to refuse planning permission for redevelopment of The Kennet Centre, Newbury (Applications reference 21/00379 and 21/00380)**

The meeting considered the notice of appeals and the cover report from the CEO.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

**Resolved:** That the Council sends its concerns to the Planning Inspectorate and applies to be a Rule 6 party to these appeals and

That a Working group is set up to formulate the Council's Case Statement in this matter. Councillors Nigel Foot, Gary Norman, Andy Moore, Roger Hunneman and David Harman were appointed to the Working group which is requested to present a draft statement of Case to the next meeting.

**32. Update from The Western Area Planning Committee**

There were no meetings of the Western Area Planning Committee since the last meeting of this Committee. A meeting is scheduled for 23<sup>rd</sup> August.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

**Resolved:** That Councillor Andy Moore represents the Town Council, when required, at meetings of the Western Area Planning Committee and that Councillor David Harman is the substitute representative.

**33. Sandleford Park West (SPW) - Outline planning application ([23/01585/OUTMAJ](#))**

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

**Resolved:** That the Committee the Sandleford Joint Working Group to meet and advise the Council before responding to this application at the next committee meeting on Monday 14th August.

**34. Forward Work Programme for Planning & Highways Committee**

Add the following items for the Committee meeting on 14<sup>th</sup> August:

- a) To consider the response from the Sandleford Joint Working Group and respond to the Sandleford West application ( Ref. No. 23/01585)
- b) To consider the draft Statement of Case for the Lochailort appeals

**There being no other business, the Chairperson declared the meeting closed at 9.42 pm**

**Signed:** \_\_\_\_\_

Chairman

**Date:** \_\_\_\_\_

**Planning and Highways Committee Meeting**  
**Schedule of Responses re Planning Applications considered on 17/07/2023**

<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>	<b>NTC Response</b>
<a href="#">23/01030/FUL</a>	Land Rear Of 378 London Road Benham Hill Thatcham for Mr Clubb	The construction of a new two storey, two-bedroom house and associated garden and parking.	Objections: 1. Access arrangements and impact of traffic on Fir Tree Lane 2. Overdevelopment of the site
<a href="#">23/01410/FUL</a>	Greenham Lock Ampere Road Newbury for Mr P Holland	Proposed new entrance gate, car parking area, storage building and 3no. narrowboat moorings to land located south of Gould Close, Newbury RG14 5QL.	The Council supports this application
<a href="#">23/01330/OUTMAJ</a>	Land To The North Of Pinchington Lane Greenham Thatcham for Persimmon Homes Thames Valley	S73 Application to vary/remove condition 16 (Highways Plans) of approved <a href="#">17/01096/OUTMAJ</a> - Hybrid application seeking: 1) Full planning permission for the change of use of land to public open space and wildlife area. 2) Outline planning permission for 157 dwellings with related roads, parking areas, footpaths and landscaping. Matters to be considered: Access and Layout.	No objection to this application.
<a href="#">23/00869/FUL</a>	Land To The Rear Of Garden Court 4 Park Street Park Way Newbury for Metrix Developments Limited	Erection of two-storey office, including roof level floor, with associated parking, cycle parking, refuse storage and landscaping, including private and communal gardens for existing flats with new doors at ground floor level.	Objections due to Highways concerns.
<a href="#">23/01423/FUL</a>	Phoenix House 9 London Road Newbury for Magnolia Homes Ltd. & Santorini Holdings	The Change of Use from offices (Use Class E) to residential (Use Class C3) with associated works.	No objection to this application.
<a href="#">23/01424/LBC</a>	Phoenix House 9 London Road Newbury for Magnolia Homes Ltd. & Santorini Holdings	The Change of Use from offices (Use Class E) to residential (Use Class C3) with associated works.	No objection to this application.

Application Number	Location and Applicant	Proposal	NTC Response
<a href="#">23/01437/FULMAJ</a>	Sterling Gardens Hectors Way Newbury for Nelson Land Limited	Section 73 Variation of Condition 1 (Approved Plans) in relation to Phase 2 (Blocks A-B) following Grant of Planning Permission <a href="#">15/00319/FULEXT</a> - Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, car parking and landscaping.	No objection to this application.
<a href="#">23/01037/FUL</a>	Newbury Gardens Day Nursery Greenham House Greenham Road Newbury for Serrate Ltd	Erection of a new building containing 5 two-bedroom flats with associated infrastructure and landscaping on land adjacent to Greenham House.	No objection to this application, provided the concerns of Highways are addressed.
<a href="#">23/01292/PACOU</a> <b>Prior Approval</b>	West Point 46 - 48 West Street Newbury for West Berkshire Council	Application to determine if prior approval is required for a proposed: Change of use from offices to 5 residential units	No objection to this application.
<a href="#">23/01089/FUL</a>	Falkland Cricket Club Enborne Street Newbury for Falkland Cricket Club	Proposed extensions to existing pavilion to provide ladies only changing, covered score box and additional storage	The Council supports this application.
<a href="#">23/01361/FULMAJ</a>	Land North Of Spring Gardens Andover Drove Wash Water Newbury for Calleva Community Energy Ltd	The installation and operation of a solar farm with ancillary equipment including inverter and substation house, security cameras, deer fence, new highway access and landscaping scheme.	The Council supports this application.
<a href="#">22/02754/OUTMAJ</a> <b>AMENDED APPLICATION</b>	Land East Of Newbury College Monks Lane Newbury for NCII Ltd	Hybrid Planning Application: 1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access), (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works.	No objection to this application.

**Planning and Highways Committee Meeting**  
**Schedule of Planning Applications to be considered**  
**14/08/2023**

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	Clay Hill	<a href="#">23/01576/FUL</a>	121 and 121A and 121B London Road Newbury for B and M Retail Ltd	Erection of 4.8 metre high fence to form external garden centre compound.
2.	East Fields	<a href="#">23/01444/FUL</a>	Newbury Canoe Club The Wharf Newbury For Newbury Canoe Club	The demolition of Newbury Canoe Clubs current prefabricated garage construction boat storage. Replacement with a purpose built boat store to provide additional capacity and storage to enable Newbury Canoe Clubs increased membership to store club and private boats.
3.	East Fields	<a href="#">23/01732/OUTMAJ</a>	Land North Of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd	Application for Outline Planning Permission for up to 31 dwellings, with open space, parking and associated infrastructure, boundary treatments and landscaping. Matters to be considered: Access
4.	West Fields	<a href="#">23/01628/LBC</a>	63 Cheap Street Newbury for Eddisons	Replacement of 2no. first floor bay windows to front elevation with new to match existing.
5.	West Fields	<a href="#">23/01590/LBC</a>	118 Bartholomew Street Newbury for West Berkshire Council	Application for structural repair works to the modern gable wall at 118 Bartholomew Street.
6.	<b>Out of District</b> Wash Water Wash Common	<a href="#">23/01714/OOD</a>	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge, Andover Road Wash Water, Hampshire for Bewley Homes	Out Of District Planning Consultation BDBC: Re: 23/01767/OUT - A mixed use community to be delivered in separate phases, including a severable Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. All matters reserved, other than detailed access arrangements including new vehicular access onto the A343 Andover Road.





**To: The Planning Inspectorate**

28<sup>th</sup> July 2023.

Statement of Case: Planning Appeal Reference Number: APP/W0340/W/23/3321517

West Berkshire District Council Reference Number: 21/00379/FULM

**Background:**

All parties to this appeal recognise and accept that the Kennet Centre needs redevelopment and investment. In this regard, the Town Council welcomed Lochailort to Newbury and we would like to work with them to deliver a proposal which is in keeping with Newbury and is both viable and sustainable. Regrettably, this application does not meet those aspirations.

**Application PL Ref. No. 21/00379/FULM**

This application for planning permission was validated by the Planning Authority ( West Berkshire District Council) on 15<sup>th</sup> April 2021.

Application for full planning permission for phased redevelopment of the Kennet Centre comprising (1) partial demolition of existing building, and development of (ii) flexible-use commercial space including business, service and office in Use Class E a, b, c, d, e, f and g (iii) 367 dwellings plus residents ancillary facilities (iv) access, car parking and cycle parking (v) landscaping and open space (vi) sustainable energy installations (vii) associated works.

**The Town Council's response**

As a statutory consultee in the planning process, Newbury Town Council responded to the application as follows:

*The green credentials, aspiration for small retail, and putting residents in the town centre are all applauded, but the height of the development is a concern. NTC would like to wait until the Masterplan has been presented before this application is progressed any further.*  
(11<sup>th</sup> May 2021)

A further response was sent to the planning Authority on 22<sup>nd</sup> June 2021:

*Newbury Town Council wish to emphasise that they are deeply concerned about the proposed height of the development and believe it to be out of character with the Town. Would like to see the height of the development greatly reduced.*

*The lack of affordable housing is also a real concern. Affordable housing is a part of West Berkshire Council's Core Strategy (CS6) in the Local Plan. It should be 15% on brownfield sites. As this development lacks any affordable housing, this is also a major concern.*

*In addition, there is a substantial lack of parking spaces for the number of flats built. The WBC housing site allocation plan states that, for a development of 402 flats, it would require 459 parking spaces, rather than the 76 proposed.*

*We also wish to reemphasise that the Newbury Town Centre Masterplan is not yet published. A development of this size and importance needs to wait for the result of this study.*

### **The Planning Authority's decision**

On 4<sup>th</sup> November 2022 West Berkshire District Council refused planning permission for this application. There were 9 reasons for the refusal of permission including:

- flood risk,
- the scale and height of the proposals and the detrimental impact that this would have on the nearby listed buildings,
- the failure to reflect the small-scale market town character of Newbury,
- the failure to deliver appropriate affordable housing and public open space,
- concerns over the traffic impacts,
- insufficient car parking provision, and
- adverse effect on public transport schemes.

Newbury Town Council supports the decision of the Planning Authority and the above reasons for refusal of planning permission.

### **The Planning Appeal:**

The Planning Authority wrote to Newbury Town Council on 14<sup>th</sup> June 2023 to advise us that an appeal had been made to the Secretary of State against the above decision.

This was considered by our Planning and Highways Committee on 17<sup>th</sup> July and the Council resolved to send its concern to the Planning Inspectorate and to apply to be a Rule 6 party to this appeal.

On 19<sup>th</sup> July we wrote to the Planning Inspectorate restating our concerns and adding:

*While we were encouraged by the decision of the planning Authority, which took on board some of the matters we raised, we remain concerned that the following matters should be fully addressed at appeal:*

1. *The Town Centre Master Plan has since been published. It includes the following:*

*Page 20:*

*Newbury Town Centre is allocated within a Conservation Area, and consequently, any proposals must accord with the Newbury Town Centre Conservation Area Appraisal, which is currently being prepared. Opportunities will be taken to support and enhance Newbury's townscape whilst conserving and enhancing the centre's designated and non-designated heritage assets.*

*Existing 'eyesore' buildings may provide redevelopment opportunities and improving the appearance of key gates to the town to enhance Newbury's identity will be supported.*

*However, regard must be given to the sensitivity of the area to change, ensuring that new development is appropriate in terms of location, scale and density in the context of the existing settlement form, pattern and character.*

*Page 26:*

***Built form and Extensions***

*The Appraisal recommends that building extensions are sympathetic to the character and special interest of the Conservation Area and respectful to the character and appearance of the host building. Upward extensions of buildings will be discouraged, particularly where they would have an adverse impact on the heights, character and setting of existing buildings.*

*Page 42:*

***Key Messages.***

- There is a variety of town centre housing within walking distance of the town centre. This is likely to increase significantly with a number of schemes at different stages of development. There may be concern however regarding the percentage of apartments proposed in the town centre and lack of diversity in the housing offer.*

*Page 48:*

***Kennet Centre / Eagle Quarter***

*There are proposals to redevelop this area, as noted in the baseline reports. The principle of the new street structure is to be welcomed but consideration will need to be given to the massing and heights of replacement buildings.*

*The above key messages from the Master Plan should be reflected in any consideration of these applications.*

2. *We wish to restate our very real concerns regarding the height of the proposed development and its impact on the Town Centre Conservation Area. The draft Town Centre Conservation Area Appraisal published by West Berkshire Council also needs to be taken into consideration.*

3. *The lack of social/affordable housing and*

4. *the shortage of parking spaces are also concerns.*

*There is no mention of the Newbury Town Centre Master Plan, the current Town Centre Conservation Area Appraisal or the draft Town Centre Conservation Area Appraisals in either of the delegated reports ( 21/00379 or 21/00380), which are both relevant documents when considering these applications.*

*For the above reasons, we wish to be granted Rule 6 status for both of these appeals.*

The Town Council was granted Rule 6 Status on the same day, 19<sup>th</sup> July.



### **Statement of Case**

As the only democratically elected body representing the Town of Newbury, it is imperative that we stress to the Planning Inspectorate the strength of opposition in Newbury to this proposed development. As the Voice of Newbury, it is appropriate that the Town Council should be party to this appeal and we thank the Inspectorate for granting us Rule 6 Status.

The Town Council, on behalf of the people of Newbury, objects strongly to the proposed development for the following reasons:

- 1. The scale of the proposed development would irreparably ruin the existing character of Newbury**
- 2. The height of the proposed development would have a seriously detrimental impact on the Town Centre Conservation area and the listed buildings nearby**
- 3. The proposed development does not meet the requirement for a diversified housing supply for Newbury.**

We recognise that the District council's reasons for refusal of permission have to some extent referred to all of these matters, nevertheless, there is important additional evidence which we wish to bring to the attention of the Planning Inspectorate to assist you in making the right decision for Newbury.

We will be providing proof of evidence, including core documents which further support the grounds for refusal.

These documents are as follows:

- 1. The Newbury Town Centre Master Plan, 2022**, approved by west Berkshire District Council (This was carried out by Hemingway Consultants for WBDC and included a public consultation process with over 4,000 responses)
- 2. The Newbury Town Design Statement** (which is mentioned in the PA delegated report as a "Material consideration in the planning process")
- 3. The Newbury Town Centre Conservation Area Appraisals** ( current and draft) (The Newbury Society, who have also been granted Rule 6 status in this appeal, will expertly cover the relevant matters in this regard and there is no further need for the Town Council to do so), and
- 4. Newbury's Neighbourhood Development Plan Survey, Summary of Findings 1st October 2022 to 31st January 2023** (Bluestone Planning Consultants)

We respectfully request the Inspectorate to add all of these documents to the Core Documents for this appeal. The Newbury Society will cover Number 3 above and the remaining documents will be sent by email to the Inspectorate with this Statement of Case.

## **Evidence for objections:**

The evidence from these documents further supports our objections as follows:

### **1. The scale of the proposed development would irreparably ruin the existing character of Newbury**

The application proposed buildings up to 9 storeys in height. The highest buildings on the site at the moment are only about 4 storeys in height. The highest buildings on the street frontage in the town centre at the moment are only 4 storeys in height. Overall, we would not like to see any part of the development going higher than the Market Steet development across the road.

At all points of the development, the height and scale of the proposed development should respect the height and scale of adjoining buildings.

**The Town Centre Master Plan** includes the following:

Page 20:

*However, regard must be given to the sensitivity of the area to change, ensuring that new development is appropriate in terms of location, scale and density in the context of the existing settlement form, pattern and character.*

The proposed development clearly contravenes these aspirations.

Page 26:

*Built form and Extensions: The Appraisal recommends that building extensions are sympathetic to the character and special interest of the Conservation Area and respectful to the character and appearance of the host building. Upward extensions of buildings will be discouraged, particularly where they would have an adverse impact on the heights, character and setting of existing buildings.*

In particular, regarding the Kennet Centre redevelopment, the Master Plan states the following:

Page 47:

*Kennet Centre / Eagle Quarter*

*There are proposals to redevelop this area, as noted in the baseline reports. The principle of the new street structure is to be welcomed but consideration will need to be given to the massing and heights of replacement buildings.*

The proposed development has little or no regard to the massing and heights of the surrounding town centre buildings.

The **Newbury Town Design Statement** is accepted by the Planning Authority as a material consideration. At page 26, paragraph 4.3, it states:

*Newbury town centre is compact, human in scale and enriched by the variety of historic styles.*

*The key characteristics of the town centre are:*

- *Many houses, shops and business premises from the 19th century are present along the principal streets and strongly contribute to the character of the historic town centre.*
- *The width of main town centre streets, the Market Place and traffic restrictions through the town help to generate an open atmosphere.*
- *The architectural style within the various parts of the centre is varied with older buildings ranging in height, but the majority are a maximum of three storeys. This creates a coherent streetscape.*
- *The canal and Victoria Park offer valuable, well established amenity space.*

The following design Principles are included:

- *Any new development should preserve and enhance the historic fabric of the town centre, and respect the setting of listed buildings*
- *The design of new development should respect the existing character of the area and the height of new buildings should be sympathetic to their surroundings.*

Again, the proposed development does not accord with these principles.

**The Newbury Neighbourhood Development Plan** is at an early stage but it aims to address Heritage and Design for the future of Newbury. The policy options in the NDP would support and complement those in the Local Area Plan and the several Conservation Area Appraisals for Newbury. The NDP Steering Group carried out a survey from October 2022 to January 2023 regarding various topics to be addressed in the NDP.

The responses to the survey are analysed in **Newbury's Neighbourhood Development Plan Survey, Summary of Findings 1st October 2022 to 31st January 2023 (Bluestone Planning Consultants)**.

The survey reflected overwhelming support for retaining the current character of the town and opposition to high rise buildings:

#### Building Heights

Q4.6 (report p.29) suggests 67% of respondents (220 out of 330) answering the question strongly agreed, and 18% (60 out of 330) agreed, that new development should be in keeping with the scale and height of the surrounding buildings.

At a slight tangent to this question, Q4.13 on p.31 elicited 58% (190 out of 329) strongly agreeing and 26% (84 out of 329) agreeing that new buildings in the town centre should use design, materials and detailing in keeping with Newbury's heritage.



Q4.18 elicited various interesting comments including:

- *The Kennet centre should be replaced with a covered shopping precinct no higher than the current centre and in keeping with traditional style*
- *Towns should be kept to a human scale, that are not intimidating or overbearing or a blot from an egotistical developer.*
- *Do not allow high flats in our centre*
- *Parkway is a better design than the Kennet Centre and rightly more popular with both businesses and the public. After all, you can see the sky. Remodelling the Kennet Centre should follow a similar model, perhaps reinstating some of the medieval alleys lost when the Kennet Centre was built and keeping them open to the sky and sunlight not least by limiting the height of and vertically tapering any redevelopment.*
- *Q4.6 about height - I assume this is here in response to the recent Eagle Quarter applications - whilst few want to see dozens of towering skyscrapers, a flat nothing above 'x' stories might miss the opportunity for something special here.*
- *Obsessing over the restriction of storey heights to town centre buildings is like looking through the wrong end of the telescope. The town needs to be commercially attractive and concentrate on densification by investing in the streetscape and the places between buildings, which is where the public and visitors interact most with the town.*

**2. The height of the proposed development would have a seriously detrimental impact on the Town Centre Conservation area and the listed buildings nearby**

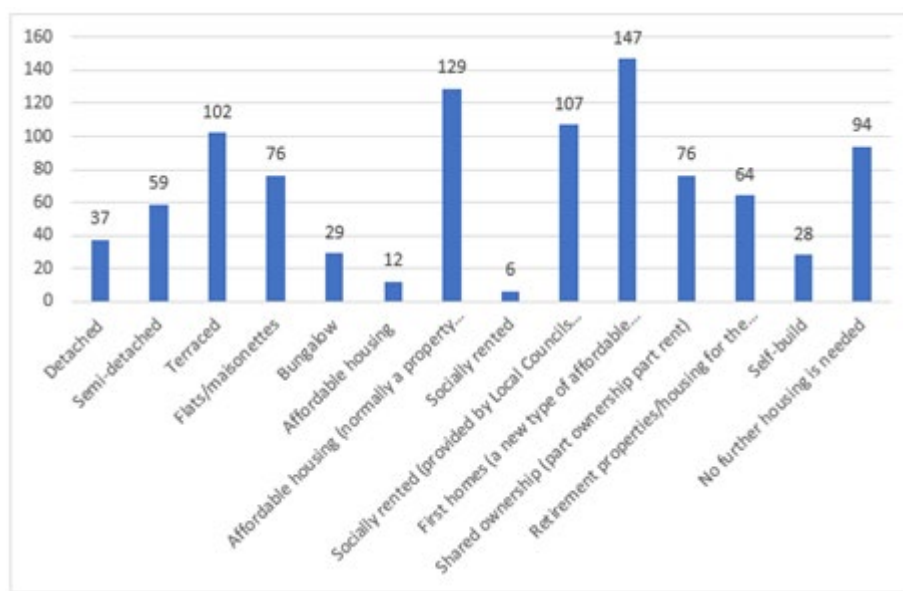
One of the main reasons for which the Town Council would have sought rule 6 status for this appeal would have been to call the Newbury Society as expert witnesses to deal with these concerns. However, as The Society is now a party to the appeal, in its own right, we are happy for them to address these concerns to the appeal in order to avoid any unnecessary duplication and to expedite the appeal process.

**3. The proposed development does not meet the requirement for a diversified housing supply for Newbury.**

One of the Key Messages in the Town Centre Master Plan is that “ *There is a variety of town centre housing within walking distance of the town centre. This is likely to increase significantly with a number of schemes at different stages of development. There may be concern however regarding the percentage of apartments proposed in the town centre and lack of diversity in the housing offer.*”

**The Neighbourhood Development survey** included some information regarding Dwelling Mix at questions 4.2 to 4.5:

Q4.2 (p.27) asked for top 3 types of homes that should be built in Newbury Town Centre in the future. This gave opportunities for over 900 responses and 966 answers were give. The results show a preference for a wide range:



Q4.5 (p.28) elicited various interesting comments in response to the question ‘which of the following house designs would you prefer – “other”’

The responses included at least one comment seeking a mixed size, type and ownership.

The proposed development does little to improve the lack of diversity of in the housing offer in Newbury Town Centre, simply offering “more of the same”. We understand that local estate agents have currently over 200 flats for sale on their books but little or no houses. This suggests there is an over-supply of flats but an under-supply of houses.

We would ask that the developers explore how best they might address this issue.

## Conclusion

The Town Council looks forward to working with the parties to the appeal to find a sustainable and viable solution which is acceptable to the people of Newbury and enhances the character and offer of our Town Centre.

Hugh Peacocke

Chief Executive Officer.

28<sup>th</sup> July 2023.



**Newbury Town Council**

Forward Work Programme for Planning and Highways Committee: 17 July 2023.

**Standing Items on each (ordinary meeting) agenda:**

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officer's report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

At the first Committee meeting after the annual meeting of the Council	Election of Chair/ Deputy
	Approval of ToRs and memberships of Working Groups
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
2023	
17 July	Kennet Centre Appeals
14 August	Sandleford West response <a href="#"><u>(23/01585/OUTMAJ)</u></a>
11 September	Review of Planning Applications consultation arrangements