

22nd October 2019

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

Substitutes: Jeffery Cant, Martin Colston, Jo Day, Jon Gage, David Marsh.

Also: All Members of the Town Council for information.

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee** to be held in the Council Chamber, Town Hall, Market Place, and Newbury on **Monday 28th October 2019 at 7.30pm**. The meeting is open to the press and public.

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

1. **Apologies**

Chief Executive Officer

2. **Election of Chairperson and Vice-Chairperson**

Following the changes to the Committee agreed by Full Council on 21 October, the new Committee should now elect a Chairperson and Vice-Chairperson.

3. **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.

4. **Minutes (Appendix 1)**

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 7th October 2019 (already circulated). (Appendix 1)

3.2 Report on actions from previous minutes.

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ towncouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Newbury Town Council is committed
to continuing to make Newbury a
better place to live, work and visit

5. **Questions and Petitions from Members of the Public**

Chairperson

6. **Members' Questions and Petitions**

Chairperson

7. **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.

8. **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.

9. **Town and Country Planning Act 1990**

Application No: 19/01084/FULD for Erection of a mansard style roof extension to facilitate the provision of 4 no. self-contained dwelling houses comprising 2 no. 1 bed flats and 2 no. Studios. For Brook House, 60 – 62 Northbrook Street, Newbury.

Newbury Town Council's Comments: No objection / comment. Provided a contribution is made to Newbury car club.

Chairperson

To note that the above-mentioned Appeal is to be decided on the basis of an exchange of written statements. A copy of the document will be available at the meeting. Should the Council wish to make any comments at this stage, or withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Thursday 14th November 2019.

To consider next steps.

10. **Town Plan Progress Report (Appendix 4)**

Chairperson

To receive an update on the progress of the Town Plan. (Appendix 4.1)

To review the Council's submission to the Local Plan consultation and to agree any amendments required. (Appendix 4.2)

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

Chairperson

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

12. **Sandleford Park Joint Working Group – Update**

Chairperson

To receive an update on any relevant information.

13. **Forward Work Programme for Planning and Highways Committee meetings
2018/19 (Appendix 5)**

Chairperson

To note and agree any other items that Members resolve to add to the Forward Work Programme.

Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Monday 7th October 2019 at 7.30pm.

Present

Councillors Phil Barnett; Jeff Beck; Nigel Foot; Jon Gage; Roger Hunneman; Pam Lusby Taylor; Vaughan Miller and Gary Norman (Vice-chairperson).

In Attendance

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

60. Apologies

Councillors, Stephen Masters, Andy Moore & Tony Vickers (Chairperson).
Absent: Councillor Chris Foster.

61. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett and Jeff Beck 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 Councillor Phil Barnett who is a Members of West Berkshire Council Planning Committee and Jeff Beck who is a Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

In considering the following application, Councillor Pam Lusby Taylor declared that she had a personal interest and took no part in the vote: **19/02289/FULD & 19/02290/LBC2**

62. Minutes

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

- **Speen Moors footpath**

Following Councillor Foot's question regarding the closure of the path, a response had been received from Sutton Estates. It was pointed out that repairs were required in the interests of public safety. However, works could be delayed if the bridge and barriers are vandalised. The Council was preparing a press release to advise of the situation.

- **Section 215:**
40 Bartholomew Street: A response had been received from WBDC enforcement officer that application[s] are about to be submitted for determination of the relevant conditions and when this stage has been completed, they would add further pressure regarding commencement. It would not be appropriate to instigate a form of formal Enforcement action at this stage whilst there are on-going and outstanding Planning issues.
- **BT Tower:** The CEO had the following response *"I had a call with my infrastructure investment colleagues earlier this afternoon. Although not ruled out it is unlikely a scheme can be included in the BT's exchange repairs programme this year as spend is being focussed on concrete repairs, H&S repairs and roof repairs etc. The next programme review is late October/early November primarily focussing on next year's spend. I will be championing your cause so please linkup with again me mid-October."*
- **Bins on Wharf Street:** Some improvements have taken place. This matter is being pursued by Councillor Andy Moore, as Ward Councillor and member of WBDC.
- **Speed limit on Andover Road:** The speed limit review is due to be held on Wednesday the 9th October in Market Street, Newbury
- **The Winter service plan consultation:** A paragraph to be added to the Winter Service plan to prioritise the treatment of the subway ramps.

Proposed: Councillor Phil Barnett

Seconded: Councillor Jeff Beck

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 16th September 2019, be approved and signed by the Chairperson.

62. Questions and petitions from members of the public

There were none.

63. Members' questions and petitions

Councillor Phil Barnett asked the following Question:

"At a time when Newbury retail park are able to re-let empty units soon after existing tenants move out, can Newbury Town Council urge the Newbury BID to put every effort in finding tenants for all - if not majority of the empty units and shops between Bartholomew Street railway bridge and the Northbrook Street clock tower?"

The Chairman replied with the following answer received from the BID:

"When a BID is voted for by the businesses, the BID is committed to delivering a 5-year Business Plan agreed by the businesses."

Our current 5-year business plan voted for in 2017 covers the following four main priorities and associated projects:

- *Marketing & Promotion – Digital Marketing (Visit Newbury)*
- *Getting Out & About – Events, Bunting & Baskets and Markets*
- *Attractive Town Centre- CCTV, Town Ranger Scheme, Purple Flag, Grime busting Scheme, Shop Safe & business watch*
- *Business Support & Income – Talk of the Town Meetings, Business Savings & training*

The actual filling of empty units is the job of letting and management agencies and one of the biggest barriers is rent and rates of which we have no actual influence over. However, our promotion and management of the town centre helps greatly to entice new businesses here. Frustratingly we do not have any further budget to go above and beyond the work we currently deliver.

Comparative to other towns Newbury does not suffer from a large number of voids and many that have fallen empty in the natural churn of businesses are now being re-let. This process does sometimes take 6 months to a year or even sometimes longer. The BID would like to see the empty units presented better whilst void and we do speak to letting agents to try and encourage landlords to do so but often they refuse and there is no enforcement action that can be taken apart from West Berks Councils planning team serving a Section 215 notice if deemed appropriate.”

Councillor Barnett asked that this Council write to WBDC requesting that they take action to regenerate the Town Centre and work with the relevant parties to minimise vacant properties in the Town Centre.

64. Hutton Close Re-development

Mr Roger Keeling, Sovereign Housing Association and Mr Ian Blair up-date presentation on the redevelopment of Hutton Close, Newbury.

Members asked that the Council explores the possibility of applying for funding from the David Wilson Community Funds to create a play area on the Playing fields adjoining the new development.

65. Schedule of planning applications

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

66. Schedule of Planning Decisions

Information was received and noted by the committee.

67. Schedule of Licensing Applications

It was agreed that the following observation be submitted:

- **Premises License 19/01161/LQN (New) – Indigo Bay, 54-55 Bartholomew Street, Newbury.**

Applicant: Mr Khanus Miah

No objection

- **Premises License 19/01161/LQN (New) – 4 Monument Close, Newbury.**
Applicant: Co-operative Group Food Limited.

No objection provided that the hours of sale/supply be set to the same hours stipulated at the Sainsburys Local (Petrol Station) in the same area.

68. Town and Country Planning Act 1990 Under Section 78

Application No: 19/00938/FULD - for Ullathorne, Kendrick Road Newbury for Erection of a new two storey detached dwelling house.

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

69. Schedule of planning decisions

Information was received and noted by the Committee.

70. Update from the Western Area Planning Committee

Two applications were considered at the Western Area Committee meeting, Land at Edgecombe Lane and 89 Enborne Road and both were Approved.

71. BT Public Phone Box at Shaw Road

Members objected to the removal of the Phone Box on Shaw Road.

Proposed: Councillor Roger Hunneman

Seconded: Councillor Jeff Beck

Resolved that the Phone box should be retained under BT reasonable Criteria, as there is a new housing development being developed in this area. It is also a very busy road and members feel that this service should be retained.

72. Sandleford Park Working Group – update

No additional information to discuss currently.

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

Information was noted by the committee members.

There being no other business the chairperson declared the meeting closed at 21.09 hrs

Chairperson

Date:

Planning & Highways Committee Meeting
Schedule of planning applications - Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection	19/02299/HOUSE	24B Kiln Road, Newbury for Barry Eldred	Single storey extension to North side elevation (front elevation) of existing single storey building to provide care accommodation.
2	No objection	19/02261/DEMO	The Court House and 20 Mill Lane, Newbury for Homes England	Application for prior notification of proposed demolition.
3	No objection	19/02423/HOUSE	30 Howard Road, Newbury for Mr & Mrs Piner	Section 73: Variation of condition 2 – Approved plans, planning permission 19/00959/HOUSE
4	No objection / comment: 1) Members feel that the house should be brought forward in line with neighbouring properties and bigger space between the proposed property and the neighbouring property. 2) The large trees on the plot need to be protected. 3) The Highways officer concerns should be addressed.	19/02279/FULD	Land Adjacent to 4 Croft Lane, Newbury for Geraldine & Roger Wilson	New 3 Bed House.
5	No objection	19/01645/HOUSE Amended Plans	19 Battery End, Newbury for Mr & Mrs Stacey	Amended Plans: Section 73A: Variation of Condition 2 – Approved Plans, of planning permission 19/00019/HOUSE (single storey extension with basement).
6	No objection	19/02342/HOUSE	25 Paddock Road, Newbury Mrs Caroline Braidwood	Demolition of existing garage and porch and construction of a single side

				and rear extension and associated works.
7	No objection	19/02235/HOUSE	1 Buckingham Road, Newbury for Mr & Mrs Seward.	Single storey rear extension and new dormer window.
8	No objection	19/02290/LBC2	Goldwell House, 5 Old Bath Road, Newbury for Mr & Mrs S Prater	Change of use from office use to residential C3 dwelling house.
9	No objection	19/02289/FULD	Goldwell House, 5 Old Bath Road, Newbury for Mr & Mrs S Prater	Change of use from office use to residential C3 dwelling house.
10	No objection	19/02324/LBC2	26 Northbrook Street, Newbury for TSB Head Office	Internal and roof repairs.

Planning and Highways Committee Meeting
Schedule of Planning Applications
Monday 28th October 2019

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

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	Clay Hill	19/02428/HOUSE	7 Cavendish Court, Newbury for Mr Hemisoth	Demolition of conservatory and construction of single storey rear extension.
2	Clay Hill	19/01858/ADV	Ridgeway Audi, Faraday Road, Newbury for Marshall Group	To display Audi branded signage on external showroom building and install free standing signage to the perimeter of the building.
3	Clay Hill	19/02462/HOUSE	11 Middleton Court, Newbury for Susan Jones	Formation of new first floor extension over existing ground floor side extension to form new en-suite bathroom and wardrobe
4	East Fields	19/02542/FUL	34 Stanley Road, Newbury for E and E Architects International Limited	Single storey rear extension creating new entrance for disabled people
5	Speenhamland	19/02439/HOUSE	10 Croft Lane, Newbury for J Embleton	Demolition of attached garage, erection of two storey side extension and rear extension
6	Wash common	19/02573/HOUSE	The Gardeners Cottage, Tydehams, Newbury for Mr & Mrs L Arnold	Demolition of existing outbuildings and garage with new extension comprising double garages, store and family room with bedrooms above and attic den. Resubmission of approved application ref: 18/02575/HOUSE to include amendments to roof tiles and windows.
7	Wash Common	19/02444/HOUSE	10 Battle Road, Newbury for J Stanwell, E Stanwell & N Denniss	Rear and side extension. Alternative entrance with front porch. Rear dormer windows
8	Wash Common	19/02345/HOUSE	32 Meyrick Drive, Newbury for Mr & Mrs Brown	Demolition of existing garage and construction of a porch

9	Wash Common	19/02343/HOUSE	50 Valley Road, Newbury for Mr Rob Saint	S73 Variation of condition (2) approved plans of approved 19/00596/HOUSE - Demolition of existing conservatory and formation of two storey rear extension, new side door and windows with associated internal works.
10	Wash Common	19/02431/HOUSE	4 Barn Crescent, Newbury for Mr & Mrs Alsbury	Demolition of existing conservatory, creation of a new single storey rear extension and refurbishment of the existing house (ground floor only).
11	Wash Common	19/02447/HOUSE	8 Battle Road, Newbury for J Stanwell, E Stanwell & N Denniss	Rear and side extension. Alternative entrance with front porch. Rear dormer windows.
12	Wash Common	19/02415/HOUSE	68 Valley Road, Newbury for Mr & Mrs McCaffrey	Demolition of garage and erection of two storey side extension.
13	Wash Common	19/02482/HOUSE	53B Chandos Road, Newbury for Mr A Khan	Single storey, rear extension.
14	Wash Common	19/02514/HOUSE	69 Conifer Crest, Newbury for Mr & Mrs B Shrovrou	Single storey rear extension and extension /new pitched roof over existing garage with internal alterations and external render to extension and change roof finish to slate
15	Wash Common	19/02506/ADV	4 Monument Close, Essex Street, Newbury for The Co-operative Group	Illuminated projecting sign and delivery sign.
16	Wash Common	19/02575/HOUSE	32 Montgomery Road, Newbury for Mr & Mrs Chandler	Single storey rear extension to include additional living accommodation and bedroom with internal alterations.
17	West Fields	19/02375/HOUSE	58 Lipscombe Close, Newbury for Mr Woolams-Seeny	Side conservatory.
18	West Fields	19/02355/ADV	45 Northbrook Street, Newbury for Mr Booth	One replacement internally illuminated fascia sign and one internally illuminated double sided projecting sign.
19	West Fields	19/01883/FULD Amended Plans	1 Kennet Road, Newbury for Mr & Mrs Simmons	Partial demolition and refurbishment of 1 Kennet Road and the delivery of 3nr new dwellings with associated parking and gardens

20	West Fields	19/02543/FULD	Land to the North, No 37-39 Kennet Road, Newbury for Mr Horsey	Construction of new dwelling including integral ground floor parking area with hard surfaced drive to site front and landscaped garden to the rear.
----	-------------	-------------------------------	--	---

**Planning and Highways Committee Meeting
Monday 28th October 2019**

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

Application No.	Location And Application	Proposal	NTC Observations
19/01966/FUL	54 – 55 Bartholomew Street, Newbury for Mr Miah	External seating area to front of premises.	No objection.
WBC Final Decision – REFUSED			

Application No.	Location And Application	Proposal	NTC Observations
19/01447/HOUSE	10 Kingsbridge Road for Mr & Mrs S Drinkwater	Single storey rear extension and loft conversion with rear parking	No objection
WBC Final Decision – REFUSED			

Application No.	Location And Application	Proposal	NTC Observations
19/02261/DEMO	The Court House and 20, Mill Lane, Newbury for Homes England	Application for prior notification of proposed demolition	No objection
WBC Final Decision – PRIOR APPROVAL IS REQUIRED			

Newbury Town Council

Public Report

Report to: Planning and Highways Committee, 28 October 2019

Agenda Item No 10: Progress report on the implementation of [The Newbury Town Plan 2019-2036](#)

Background

The Town Council adopted the Newbury Town Plan 2019-2036 on 25 June 2018.

The Plan covers with the Newbury Settlement Area and addresses the following matters:

- The Future of Newbury
- The Character of Newbury
- Newbury Business and Commerce
- Leisure, Culture and Tourism
- Transport
- Education
- The Environment
- Health and Wellbeing in Newbury

The Plan includes almost 100 different aims and objectives under the above headings.

Objective

The main purpose of the plan is to inform and influence the review of The Local Plan, currently being carried out by the Planning Authority, West Berkshire District Council (WBDC). Accordingly, the first priority for many of the objectives is to have them included in West Berkshire's Local Plan 2019 to 2036. The other objectives in the Plan require input and co-operation with partners, including WBDC, Newbury BID and Newbury West Berkshire, the new Community Interest Company set up to boost the District's economy. The objectives in the Plan also support the Kennet and Avon Canal Trust, The Kennet Centre and Newbury College, as well as the planned upgrade of the 2 rail stations in Newbury. The Arts Council proposed for Newbury has been set up and work has begun on setting up a similar body to support sporting organisations in the Town.

The Plan is also used as policy guidance for the Planning and Highways Committee when considering applications for planning permission in Newbury.

The Planning and Highways Committee resolved on 22 October 2018 to agree an action plan for the implementation of the Town Plan and to review progress every 6 months.

Options

The Town Plan involved a great deal of work from this Council, as well as input from our neighbouring parishes, external advisors and consultees and the planning authority, West Berkshire District Council. The Council wishes to see these objectives realised and a monitoring process, with an action plan is necessary to report on the progress or otherwise of the objectives.

Financial and Legal implications

This Council exercises the General power of Competence (The Localism Act) and is empowered to make the Town plan and to monitor its progress.

There are financial implications for this Council in driving the objectives contained in the Town Plan:

- Staff resources are required to deal with the planning authority and the various partner bodies/ organisations required to deliver the objectives.
- Staff resources are required to prepare bi-annual reports for the Committee and to deal with the various actions arising from the reports.
- The Town Council may decide to support/ deliver some of the objectives and may resolve to use Community Infrastructure Levies or other funds to achieve these objectives.

Reference to Council Strategy, where relevant

It was a key objective in the previous Council's Strategy to deliver the Town Plan. As part of the annual review of the Strategy, the Policy and Resources Committee recommended to Full Council that this Committee monitors the implementation of the Town Plan.

Several of the objectives in the Town Plan, which can be influenced or delivered by the town Council have already been included in the Annual review of the Council's Strategy. The Council believes that the delivery of these objectives will have real social and economic benefits for the communities of Newbury and their future.

Equality and Diversity impacts

The Plan contains objectives to address social inclusion, diversity and equality issues. Delivering these objectives will have positive impacts for Equality and Diversity in Newbury.

Consultation

There was extensive consultation in the preparation and drafting of the Town Plan.

The Progress Report

The updated action plan (attached) lists all of the objectives in the Town Plan and the position regarding each of them at 18 October 2019. As stated above, many of the objectives are the responsibility of West Berkshire Council and the aim is to have these included in the ongoing Local Plan Review. All of these matters were referred to the District Council in December when responding to their consultation on the Local Plan review. The Town Council wrote to the District Council on 11 October 2019 asking for their comments in this matter. The reply was as follows: *Members have yet to give me the go ahead to release anything so I am unable to comment further with regards to any submission relating to the Regulation 18 consultation.*

The lead member for Newbury Town Council Planning Committee is also a member of the Planning Advisory Group and should be fully abreast of the situation.

You will also appreciate that Council priorities have changed since last December and that also has knock on effects on the Local Plan.

There has been significant progress on some of the other objectives in the Town Plan:

5.1 The Newbury Town Design Statement, when adopted as material consideration by West Berkshire Council, should become a primary guidance in considering any planning proposal for the town.

This work has been completed.

5.4 Conservation Area Appraisals are long overdue and are required to an appropriate professional standard for each of the eight Conservation Areas.

This is progressing and West Berks are creating a Conservation Area review prioritisation methodology.

5.9 Canal side developments should preserve or improve on their special amenity as an attractive environment. The present general objectives for the Wharf are supported, and

7.14 Support for the Kennet & Avon Canal Trust in its work to develop the Canal as a principal leisure asset for Newbury.

KACT thanked NTC for this entry into the Town Plan. They don't have a written plan for Newbury at present, but will consult the Council when they do. Work on drafting an additional chapter for the Town Design Statement specifically addressing the Canal Corridor in Newbury has progressed and the public consultation process has just been completed.

5.10 The current programme to research and record the architectural history of Newbury, preserve its heritage by local listing, and promote the town's history to the public by blue plaques or other means should be sustained.

Additional blue plaques have been erected since the Plan was adopted and the Council aims to continue this programme.

A New Local Development Order has been approved for Greenham Business Park; this is the approach recommended in objective 6.1

6.4 West Berkshire Council should continue to provide specific planning support to business development.

The council has appointed a new economic development officer, strengthened the economic development portfolio and drafted an Economic Strategy.

7.1 Conferences of participating organisations with similar interests (creative, sporting), to encourage further areas of co-operation.

NTC to have Arts Council established by 31/3/19 and Sports by 31/12/20

7.2 Collaboration with the BID to maintain a comprehensive web site to cover all leisure, tourism, and cultural events, and the merits of Newbury as a historic centre, available both on the Internet and on public screens, supported by social media and

7.3 Establishment of a visitor information service to suit the long-term requirements of potential and actual visitors to Newbury.

The council continues to work with the BID on the Visit Newbury website. A new touch screen for visitor information was launched in Newbury Library in March 2019.

7.7.2 Continual improvement of information boards and signage. And

8.6 Development of the present pedestrian and cycle routes into an integrated, obstacle-free, and signposted network which can be regularly used by commuters and others

A new set of way-finding signs covering the town centre has recently been erected. These pedestrian-friendly signs give distances to various town centre locations in walking time, rather than miles/ kilometres. The Council has erected "Welcome" signs in Victoria Park and at the new bus terminus at The Wharf.

The Committee recently assisted west Berkshire Council in preparing a bid for funds from GWR for new signage for pedestrians and cyclists, for the railway station and the Town Centre.

7.15 Possible development of leisure facilities in the Kennet Centre.

NTC supported the proposed Bowling Alley/ Leisure development in the Kennet Centre.

8.8 As already planned for the Railway Station, cycle parking and other cycling infrastructure.

£6M upgrade planned for Newbury Railway Station.

8.12 A programme to install electric charging points across the town. And

8.17 Consideration of parking incentives, electric charging points or other measures to encourage use of low-emission vehicles in Newbury.

WBDC has recently installed several charging points at various different locations in Newbury.

8.15 Investigation of the potential of an orbital bus route, and actions arising from that research.

Discussed with WBDC. Not feasible, no demand. Radial routes are the norm outside major urban centres.

8.19 Review of the signage and overall impression at Newbury's arrival points to convey the correct image of the town's benefits as a centre for business, leisure and tourism.

New signage planned at new bus interchange- incorporating the Town Plan slogan: "Newbury- the crossroads of southern England"

9.8 Research into the potential for a University campus or business school sponsored by a neighbouring University or equivalent institution.

Newbury College has reported "excellent progress" on proposals to establish the 'University Centre Newbury'. The Centre will offer higher education programmes with a particular emphasis on:

- Digital technologies
- Business & Finance
- Engineering
- Health, social care & education
- Construction

10.10 Opportunities for renewable energy generation are to be encouraged in the town, where appropriate.

WBDC are undertaking a solar power project.

10.11 There should be more recycling bins in the town centre, supported by public information on their use

WBDC have provide some recycling bins in the Town Centre.

11.9 Services to those who find themselves homeless should be expanded along the pattern provided by the charity Two Saints, to enable them to remain in the area and restart their lives.

A new shelter was opened in February 2019. The Town Council now has a representative on the WB Homelessness Strategy Group.

Recommendation(s)

To note the progress achieved on the implementation of the Town Plan on the attached monitoring report at 18 October 2019 (appendix 4.1) and

To review the Council's submission to the Local Plan consultation and to agree any amendments required. (Appendix 4.2)

Signed: Hugh Peacocke, Chief Executive Officer

Date: 22 October 2019

The Future of Newbury					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
4.1 The present character of Newbury as a social and cultural entity, centred on the historic core, should be maintained.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.
4.2 The expected population and age profile in 2036 should be set and inserted into the Local Plan, to be accommodated within the town's present geographic limits. Development targets within Newbury should be tailored to accommodate this.	WBDC	In LP	NTC to lobby WBDC	2020	
4.3 Newbury should retain its character as a commercial and industrial centre, and the present mix between residential and commercial space should be maintained. This will include planning for at least one further business park.	WBDC	In LP	NTC to lobby WBDC	2020	
4.4 A spatial plan should be prepared for the further development of the town's educational, cultural, entertainment, social, sporting, transport, medical, and care home needs, as well as its residential development, and included in the Local Plan. This non-residential accommodation should be fully protected from residential applications.	WBDC	In LP	NTC to lobby WBDC	2020	
4.5 Planning should include provision of more apartment developments and multiple-occupation residences, designed especially for younger adults. A general height limit of 6 storeys for flats is proposed, whilst respecting the building heights of the historic town centre.	WBDC	In LP	NTC to lobby WBDC	2020	
4.6 The requirement of 40% affordable accommodation on residential planning applications should be strictly imposed wherever possible.	WBDC	WBDC to enforce Through planning permissions	NTC to lobby WBDC	2020	
4.7 Developments should respect the architectural and environmental character of the historic core, inner and outer suburbs, gateway roads, and the legacy of larger houses and longer gardens.	WBDC	WBDC to enforce Through planning permissions	NTC to lobby WBDC	2020	
4.8 Development should protect and enhance the physical and natural environment of Newbury.	WBDC	WBDC to enforce Through planning permissions	NTC to lobby WBDC	2020	In NTC submission to LAP consultation. Also lobbying BT and S. 215 action
4.9 The Newbury settlement boundary should include also those parts of the Newbury urban area which currently lie within the Parish of Enborne.	WBDC	In LP	NTC to lobby WBDC	2020	
4.10 The BT Tower, currently Newbury's leading eyesore, and its adjoining area represents one of the town's principal development opportunities, especially given its location as a gateway to the town.	BT	Improved appearance/ replacement	NTC to lobby BT and WBDC	2020	
4.11 The Market Street urban quarter development and the Kennet Centre development should together provide an opportunity to reinvigorate that part of the town.	WBDC/ Graingers/ Kennet Centre	Regeneration in the southern quarter	NTC to lobby owners and WBDC	2022	In NTC submission to LAP consultation.

The Character of Newbury					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
5.1 The Newbury Town Design Statement, when adopted as material consideration by West Berkshire Council, should become a primary guidance in considering any planning proposal for the town. Councils for neighbouring civil parishes within the Newbury settlement boundary should be invited to contribute for their own areas.	WBDC	TDS to be adopted as material consideration	Get WBDC to adopt	2018	Completed
5.2 Buildings and other developments adjacent to existing buildings should respect the visual harmony and character of its neighbours, without needing to follow them exactly. Materials compatible with existing materials, such as Berkshire brick where appropriate, should be used.	NTC	Harmonious, complementary developments	NTC to monitor all development applications and comment as required	ongoing	ongoing
5.3 Taller buildings outside the immediate town centre should be set back from existing shorter buildings in proportion to their height. New landmark buildings in modern materials are desirable, but should enhance rather than distract from the character of their neighbourhood. The height of present buildings in the town centre should be respected.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.
5.5 Special protection should be accorded to Newbury's stock of pre-Civil War 17th century and earlier buildings, which are especially vulnerable, to 18th Century buildings by James Clarke, which are some of Newbury's most distinguished, and to 19th century and early 20th century buildings by the local architect James H. Money.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.
	NTC	Protection of relevant buildings	NTC to monitor all development applications and comment as required	ongoing	ongoing
5.7 Larger planning applications should have regard to existing local landmark buildings and landscape features.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.
5.8 The visual rhythm and characteristic design features of the post-War Newbury estates should be preserved. These should include open corner plots where these remain.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.
5.9 Canal side developments should preserve or improve on their special amenity as an attractive environment. The present general objectives for the Wharf are supported.	WBDC	In LP	NTC to lobby WBDC	2019	Canal Corridor Chapter of TDS out for public consultation
5.10 The current programme to research and record the architectural history of Newbury, preserve its heritage by local listing, and promote the town's history to the public by blue plaques or other means should be sustained.	Heritage Forum	Heritage protection	NTC to lobby WBDC	2020	Further blue plaques erected

<p>5.4 Conservation Area Appraisals are long overdue, and are required to an appropriate professional standard for each of the eight Conservation Areas.</p>	<p>WBDC</p>	<p>Appraisals for appropriate areas</p>	<p>NTC to lobby WBDC</p>	<p>2020</p>	<p>WBDC are currently in the process of creating a Conservation Area review prioritisation methodology. The prioritisation methodology will help identify those conservation areas that are under the greatest level of pressure from development and have been subject to the greatest level of change and potentially harm to their character and appearance. The methodology will also be designed to identify the level of inaccuracy evident in the existing conservation area boundaries.</p> <p>Due to the number of conservation areas and the level of resource available, they will target the limited resources at the conservation areas most at risk.</p> <p>In terms of special protection to important historic buildings, this is provided for by the National Heritage List of England, and national and local legislation. If a building is not included on the National List, but is included on the Local List of Heritage Assets, or is considered by the LPA to be of local historic or architectural significance, then it is considered as a non-designated heritage asset. The effect of an application on a non-designated heritage asset is a material consideration when deciding planning applications. WBDC have recently refused several applications for the demolition of buildings considered to be a non-designated heritage assets (e.g. 18/00203/FULD – Hill Farm, Enborne; 15/01296/OUTD – Roden Farm, Compton, the latter of which was won at appeal).</p>
--	-------------	---	--------------------------	-------------	---

Newbury Business and Commerce					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
6.1 Subject to evaluation, a new business park, readily accessible from the M4, should be established, designed especially for new and innovative businesses.	CIC	A new business park	Lobby CIC	2025	
<p>The planning conditions offered should be sufficiently flexible that the business should be able to set up and run within a few months, independent of the size of premises required. This will require a special planning designation of the business park, for instance by a Local Development Order.</p> <p>The rental agreements offered should enable the business to expand, contract, close, or relocate easily and without onerous penalties. It should also leave the business free to select what additional services it selects, such as a receptionist or telephonist.</p> <p>The business park should offer one or more incubation and accelerator hubs, similar to those established elsewhere, for example by the Magdalene Centre at Oxford.</p>	WBDC	A LDO for new business park	NTC to lobby WBDC	2023	New LDO approved for Greenham Business Park
					In NTC submission to LAP consultation.
6.2 Legal protection should be sought as a matter of urgency against the present Permitted Development Rights, which permit offices and other commercial premises in areas zoned for commercial use to be converted to residential accommodation without planning consent. Not only does this invalidate any zoning policy; the location is usually quite unsuitable for the resultant accommodation.	WBDC	An article 4 direction	NTC Lobby WBDC	2020	In NTC submission to LAP consultation.
					Ongoing monitoring and lobbying via P & H Committee
6.3 A close watch should be kept on potential industrial clustering in Newbury, and when they arise, prompt action be taken to promote appropriate business development and skills generation.	CIC	Business clusters	Lobby CIC	2022	
6.4 West Berkshire Council should continue to provide specific planning support to business development.	WBDC	More businesses in West Berkshire/ Newbury	Lobby WBDC	ongoing	New Economic development Officer appointed and extra powers at Executive level
6.5 The vitality and growth of the historic town centre markets in all their forms will be encouraged and supported.	NTC	Improved and vibrant markets	Action plan for markets	ongoing	Action plan approved by CS Committee December 2018
6.6. Retail expansion should be limited to the town centre, and efforts should be made to encourage a continued mix of independent, chain, and national outlets. Initiatives to encourage retail visits to the town, for example by parking measures, should be examined.	CIC	Retail expansion in the Town centre	Lobby CIC	ongoing	In NTC submission to LAP consultation.
6.7 As discussed under "Transport", the possibility should be considered of the concentration of the Colthrop and Greenham distribution centres in a single location close to the M4, releasing the space currently occupied.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation. (See 8.18 below)

Leisure, Culture and Tourism					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
7.1 Conferences of participating organisations with similar interests (creative, sporting), to encourage further areas of co-operation.	NTC	A Sports Council for Newbury and district	Establish Council	2019	Arts Council established by 31/3/19 and reporting to CPA&L Committee. NTC to have Sports Council established by 31/12/20
7.2 Collaboration with the BID to maintain a comprehensive web site to cover all leisure, tourism, and cultural events, and the merits of Newbury as a historic centre, available both on the Internet and on public screens, supported by social media.	NTC and BID	Suitable website	Lobby BID to upgrade Visit Newbury as required	ongoing	Ongoing
7.3 Establishment of a visitor information service to suit the long-term requirements of potential and actual visitors to Newbury.	NT, BID and other partners	Visitor information service	Work with the BID and other partners to establish/ maintain the service	ongoing	New touch screen launched in Library in March 19. Ongoing
7.4 Facilitation of specific events as a basis for future landmark events, supported by social media. These include public open- air music and operatic events in the numerous public open spaces available, which could build on existing local skills for providing catering, temporary facilities and arenas.	NTC/ BID/ Arts Council	Landmark events	Establish the Arts Council and get agreement between all parties.	ongoing	Refer to Arts Council (see 7.1)
7.5 Facilitation of the planning, organisation, and publicity of landmark events, including booking and local accommodation.	NTC/ BID/ Arts Council	Landmark events	Establish the Arts Council and get agreement between all parties.	ongoing	
7.6 National publicity for events, and of Newbury and its locality as a leisure and cultural centre.	NTC/ BID/ Arts Council	Landmark events	Establish the Arts Council and get agreement between all parties.	ongoing	
7.7.1 Development of the present heritage walks programme to include a wider range of sites and routes.	Newbury Society	Attractive heritage walks programme	Promote with the Newbury Society	ongoing	ongoing
7.7.2 Continual improvement of information boards and signage.	WBDC/ NTC	Attractive and comprehensive boards and signage	Lobby WBDC to prepare a Programme for boards and signage	2021	Refreshed December 2018. New "Welcome to Newbury" sign at Bus station. New "Welcome" signs in VP

Leisure, Culture and Tourism (continued)					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
7.8 Research into potential consumer and provider involvement, including presently unengaged socio-economic groups.	BID/ CIC	Analysis of consumer and provider involvement	Carry out research	2021	Who will carry this out?
7.9 Facilitation of pop-up centres-	BID/ CIC	Pop up centres	Lobby BID/ CIC	2021	
7.10 An audit of the sports facilities available in Newbury.	NTC	Audit	Set up sports council to carry out the audit	2021	Set up sports council by 31/12/20
7.11 Research into the longer-term potential and public need for a single public covered cultural/events centre. Planning so that, if a decision is taken for such a centre, the space is available for it and not pre-empted for other purposes.	BID/ CIC/ NTC/ WBDC	Provision of a single public covered cultural/events centre.	Research	2020	Who will carry out this research? Refer to Arts Council?
7.12 Research into the potential and public need for an additional outdoor sports arena, for adult and/or youth use. Planning so that, if a decision is taken for such an arena, the space is available for it and is not pre-empted for other purposes.	Sports Council	An additional outdoor sports arena	NTC to set up sports council	2019	Set up sports council by 31/12/19 (See 7.1 above)
7.13 Research into the value and significance of the stop-over and visitor coach trade to Newbury, in order to maximise the potential benefits to the town.	BID/ CIC	Analysis of the coach trade and a programme for the development of the trade.	BID/ CIC to undertake research	2020	Included in draft Strategy 2020-2024
7.14 Support for the Kennet & Avon Canal Trust in its work to develop the Canal as a principal leisure asset for Newbury.	NTC	Ongoing development of the canal	Establish links with Trust	2019	KACT thanked NTC for this entry into the Town Plan. They don't have a written plan for Newbury at present, but will consult the Council when they do.
			Prepare TDS chapter for the Canal Corridor	2019	Work commenced March 2019. Working Group to progress Action Plan for the future development and protection of the Canal Corridor
7.15 Possible development of leisure facilities in the Kennet Centre.	Kennet centre	Improved/expanded leisure offer	Get Kennet centre agreement	2019	NTC supported proposed Bowling Alley/ Leisure development in the Kennet Centre
7.16 Facilitation of suitable sports and leisure developments in employment areas.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.

Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
8.1 Maintenance and development of the existing road network to good national standards.	WBDC	Good roads	Lobby WBDC	ongoing	Road maintenance is carried out in accordance with the Council's Highways Asset Management Plan (HAMP). It is currently being updated, but the latest copy can be seen at the following link: http://info.westberks.gov.uk/CHttpHandler.ashx?id=46663
8.3 Optimal use of the road freight network, through better vehicle technology, transfer points to rail, and driver parking facilities on designated routes.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LP consultation.
8.4 Extension of the Car Club according to demand.	WBDC	Efficient car club	Lobby WBDC	ongoing	ongoing
8.5 Measures to facilitate use of public transport, including integrated ticketing and real time passenger information delivered on line and via apps.	Transport companies	Integrated ticketing and real time passenger information delivered on line and via apps.	None	Already in place	ongoing
8.6 Development of the present pedestrian and cycle routes into an integrated, obstacle-free, and signposted network which can be regularly used by commuters and others	WBDC	An integrated, obstacle-free, and signposted network of pedestrian and cycle routes	Work with WBDC to prepare programme	2020	Worked with WBC to make a bid to GWR for additional support for cycling/ pedestrian signage
8.7 Adaptation of the pedestrian routes to accept mobility vehicles and other aids for people with disabilities in accordance with Government policy.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation.
8.8 As already planned for the Railway Station, cycle parking and other cycling infrastructure.	Network Rail	Cycle parking and other cycling infrastructure at Newbury Railway station	NTC to lobby network Rail	2020	£6M upgrade planned for station
8.9 Continuation of Smarter Travel and Active Travel programmes, including measures to further encourage walking and cycling to school by school students.	WBDC	Increase in numbers walking and cycling to schools. Less cars around schools	Lobby/ support WBDC.	ongoing	ongoing
8.15 Investigation of the potential of an orbital bus route, and actions arising from that research.	Bus companies/ WBDC	To assess the requirement for an orbital bus route	NTC to lobby Bus companies/ WBDC	2021	Discussed with WBDC. Not feasible, no demand. Radial routes are the norm outside major urban centres. Remove objective. See attached correspondence
8.18 The possible concentration of the Colthrop and Greenham distribution centres in a single location close to the M4, releasing the space currently occupied.	WBDC	In LP	NTC to lobby WBDC	2019	In NTC submission to LAP consultation (See 6.7 above)
8.19 Review of the signage and overall impression at Newbury's arrival points to convey the correct image of the town's benefits as a centre for business, leisure and tourism.	NTC/ WBDC	Improved signage and arrival points	Review arrival points	2020	Ongoing. New signage provided at new bus interchange

Transport (Continued)					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
8.11 Proposals to create additional road capacity in the town:	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
8.11.1 A new road from the Swan roundabout to the A34 along the River Enborne. The assessment will weigh potential traffic benefits against the environmental and cost hurdles.					
8.11.2 An eastern by-pass, ultimately diverting traffic to and from Basingstoke east of Newbury and Thatcham, dependent on a rail bridge at or to the east of Thatcham Railway Station.	WBDC	In LP	NTC to lobby WBDC	2020	
8.11.3 A road linking the A34/A4 junction with Enborne Road. This would serve local traffic to that part of Newbury, but would not resolve the A339 linkage problem.	WBDC	In LP	NTC to lobby WBDC	2020	
8.11.4 A new road from the planned western Sandford development east and south of Garden Close Lane, joining the A343 at Wash Water, to provide a direct access for Sandford residents to the A34	WBDC	In LP	NTC to lobby WBDC	2020	
8.11.5 A new railway bridge at or near Thatcham Station, forming part of an eastern bypass which would run north of Thatcham and Newbury, connecting the A339 from Basingstoke with the trunk roads north of Newbury.	WBDC	In LP	NTC to lobby WBDC	2020	
8.12 A programme to install electric charging points across the town.	NTC/ WBDC	More electric charging points across the town	NTC supporting WBDC programme	ongoing	WBDC has recently installed several charging points at various different locations in Newbury.
8.13 Upgrading of the Racecourse Railway Station including good access routes for pedestrians, cyclists and buses to attract commuters, and improved parking.	Network Rail	Upgrading of Newbury Railway station	NTC/WBDC to lobby Network Rail	2020	GWTR planning this upgrade for 2020
8.14 In the longer term, the reopening of the Southampton to Oxford railway line. Where this has been replaced by the A34, it might run alongside the present road.	Network Rail		NTC/WBDC to lobby Network Rail	2028	Response from WBDC:
	<i>While this could possibly contribute to taking additional freight traffic off the A34, there are huge questions surrounding the commercial viability of such a proposal. The original railway (closed in 1964) never made money in its 88 year life. To construct a new line, which would require in large part a new alignment, would cost billions, with the assumption that freight traffic would be diverted to it being open to question. Given that the Oxford-Reading-Basingstoke-Southampton rail route has been upgraded to allow for larger containerised traffic and is proposed to receive overhead electrification in the next 15 years, and that a route via Newbury would shave less than 20 miles off the overall distance, it is unfortunately hard to see how the case could be made for re-opening,</i>				
8.16 As outlined under “Leisure and Tourism”, establishment of facilities for coach passengers and coach parking.	See 7.13 above	See 7.13 above	See 7.13 above	See 7.13 above	
8.17 Consideration of parking incentives, electric charging points or other measures to encourage use of low-emission vehicles in Newbury.	WBDC	Greater usage of electric-powered vehicles	Lobby/ support WBDC	ongoing	See 8.12 above- combine both objectives?

Education					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
9.1 Continued structured collaboration between Newbury secondary, primary, and nursery settings to achieve consistent education and wellbeing of pupils throughout their childhood.	WBDC/ academies	Consistent education and wellbeing of pupils throughout their childhood.	Continued collaboration between Newbury secondary, primary, and nursery settings	ongoing	Refer to WBDC
9.2 Particular support and encouragement for disadvantaged and disabled pupils, continuing the present policy.	WBDC	Support and encouragement for disadvantaged and disabled pupils	continue the present policy.	ongoing	ongoing
9.3 Teacher training alliances and centres of excellence within existing schools to support the need for local recruitment of teachers.	WBDC/ Schools	Local recruitment of teachers	Lobby WBDC to encourage schools to establish teacher training alliances and centres of excellence	2021	
9.4 Schools acting as community assets to provide services within their local areas, including the development of schools sports pitches for multi-sports events.	WBDC/ Schools	Schools providing services within their local areas, including the development of schools sports pitches for multi-sports events.	Lobby WBDC to encourage schools to take appropriate action	ongoing	
9.5 Increased choice of vocational education, to provide a rich pool of talent for local businesses.	WBDC/ CIC	A rich pool of talent for local businesses.	WBDC/ CIC to approach schools	ongoing	
9.6 Improved co-ordination between Newbury schools and colleges and local business to refine the vocational offer to meet local requirements.	WBDC/ CIC	The vocational offer to meet local requirements.	WBDC/ CIC to approach schools	ongoing	
9.7 Additional primary and secondary school places to support the growing population by 2036, in either existing or new schools.	WBDC	In LP	NTC to lobby WBDC	ongoing	
9.8 Research into the potential for a University campus or business school sponsored by a neighbouring University or equivalent institution.	WBDC/ CIC	Relevant research	Evaluate options/ carry out research	2020	See below and attached
<p>There has been good progress in establishing the University Centre Newbury (UCN) since my last update in February. In order to provide a summary update for your colleagues, I have attached the latest UCN briefing which confirms:</p> <ul style="list-style-type: none"> The launching of Phase 1 of the UCN in September 2020, which involves the redevelopment of dedicated accommodation within the existing campus, which will be re-purposed to meet the needs of higher level and professional students. This accommodation will include digital labs, teaching rooms and study spaces, equipped with the technologies for flexible digital learning to enable the successful delivery of the programmes in the priority sectors. The agreement for Phase 2, which involves creating a purpose-built University Centre on land at the front of the campus. Full planning permission has been granted and plans have been produced to RIBA stage 4 for a zero Carbon, 'BREEAM Excellent' building with teaching rooms, study spaces, digital labs and a 120-seat lecture theatre. 					
9.9 Research into the potential for a business sponsored Free School or University Technical College.	WBDC/ CIC	Relevant research	Evaluate options/ carry out research	2020	Who?

9.10 Planning for space provision for the new educational capacity.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
---	------	-------	-------------------	------	---------------------------------------

The Environment					
Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
10.1 The existing Newbury public parks should be protected by suitable planning designation against development, other than development strictly ancillary to their role as a public open space.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
10.2 A general policy should be considered to ensure that all public open spaces are protected, maintained, and funded after the completion of the development, regardless of the subsequent ownership of the development site.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
10.3 Newbury Town Council should when finances and resources permit take over primary responsibility for all the town's public open spaces.	NTC	NTC responsible for all the town's public open spaces	Include in NTC Strategy. Advise WBDC.	2023	Ongoing Added to Town Council Strategy October 2018. Removed in draft Strategy 2019-2024
10.4 The Town Council and/or District Council should act as the umbrella body for the Friends groups upon which the success of most environmental projects depend, providing advice on constitution and governance and publicising their activities, but leaving all activities and initiatives to the groups as at present. This should encourage new groups to form where new scope for activities arises. The groups should remain self-funding, although the Councils will endeavour to help with the provision of space for public meetings.	NTC/ WBDC	Friends groups successfully delivering environmental projects.	Support Friends groups. Include in NTC strategy	ongoing	ongoing
10.5 As part of their umbrella role, the Town or District Council should ensure that the programme and objectives of the Friends and supporter groups are defined and communicated to the West Berkshire Council ecologist, who can then comment on or contribute to them as appropriate	NTC/ WBDC	WBDC ecological officer to provide input and support for relevant friends groups	Support friends groups and advise WBDC	ongoing	
10.6 The present policies of increasing the biodiversity of the town, including drought and pest resistant planting, use of pesticides, herbicides and peat, of replacing deceased trees and extending tree planting, should be continued.	NTC	Increased bio-diversity	Continue policy. Include in NTC Strategy	2018	Added to Town Council Strategy October 2018
10.7 During the period of the Plan, projects should be undertaken to connect the present network of pedestrian and cycle routes into integrated systems which can be regularly used by commuters and others. Each network should be clearly signposted so that users do not have to plot their routes on a map. The routes alongside roads should be separately demarcated. Any current obstacles, physical and legal, should be	See 8.6 and 8.7 above	See 8.6 and 8.7 above	See 8.6 and 8.7 above	See 8.6 and 8.7 above	See 8.6 and 8.7 above

removed or amended to enable this integration to occur. Given that the Newbury road system was not designed around such networks, it is accepted that this will be a gradual programme.					
---	--	--	--	--	--

The Environment (Continued)

Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
10.8 It should be an objective for the Market Place to become a focus for urban amenity.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation. Draft Strategy 2019-2024 proposes pedestrianisation of market Place. See also 10.9
10.9 The complete pedestrianisation of some part of the Town Centre should remain a possible consideration in future transport planning.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
		Provide information relevant to the objective	WBDC should monitor the impact on traffic when town centre streets/ roads are closed for repairs to evaluate any suitable options	Ongoing	
10.10 Opportunities for renewable energy generation are to be encouraged in the town, where appropriate.	WBDC/ NTC CIC	Increased use of renewable energy	Identify/ support/ promote opportunities for renewable energy generation	ongoing	WBDC undertaking solar power project
10.11 The waste management and recycling policies of West Berkshire Council should be improved to allow more serviceable household items to be recycled, reused or easily repurposed by the public. The Community Furniture Project provides a good example. There should be more recycling bins in the town centre, supported by public information on their use. Restrictions on access to the Civic Amenity sites must aim to encourage responsible waste disposal by all residents and businesses to reduce the incidences of fly tipping.	WBDC	More recycling.	Lobby WBDC	ongoing	WBDC progressing plans to provide recycling bins in the Town Centre.

Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
11.1 The spatial plan for Newbury, described in this Plan under “The Future of Newbury” must provide for space for future healthcare and residential care needs, according to the projection of Newbury’s population and age profile.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
11.2 The present healthcare supervisory bodies, the CCG and the West Berkshire Health and Wellbeing Board, have limited visibility and accountability to the public. Newbury Town Council, and other Parish Councils, are able to provide a local perspective and their membership of those bodies should be considered.	CCG/ WBDC	Representation	NTC to lobby CCG and WBDC	2020	<i>The Health and Wellbeing Board have a public and patient involvement group which is led by Kama Bahia (kamalbahia@nhs.net). Their role is to promote the work of the board and engage with the public. In terms of the CCG, this is very much now being driven through the Integrated Care System (ICS) who do a lot of public engagement. Local GP Practices also have patient participation groups, which Kamal could certainly provide more information. Other groups that do a lot of engagement with the public is the council’s Building Communities Together team. More input from town and parish councils into the work of the board would be welcomed.</i>
11.3 The opportunities for innovative collaboration between the emergency services for support to the public are promising and should be investigated further.	the emergency services	Improved services to the public	innovative collaboration between the emergency services- NTC to lobby	ongoing	<i>In order to improve health and wellbeing of our communities we need to engage all partners across the statutory and voluntary sector. Many issues can be prevented by individuals and communities working together to support those in need and avoid an escalation to a crisis point. GP Practices are currently being asked to set-up ‘Primary Care Networks’ which will involve 2-3 GP practices working together to improve the health of local communities (population size 30-50,000). This is a real opportunity to develop health care at the local level, although lots is still being worked through as NHS England only published their long term plan a few months ago</i>

Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
11.4 Similarly, the No Wrong Door experiment of several Councils suggests opportunities for integrated care for vulnerable groups which merit further study.	WBDC	Improved services to the public	NTC lobby WBDC/ NHS and other partners to implement "No wrong door" policy	2020	<i>There is lots going on around integration (too much to list here) but happy to introduce you to those who lead in this area. In particular, this is linked to my comment above around primary care networks which will involve different organisations working together to provide personalised care that meets the needs of the whole person – not just their medical needs</i>
11.5 The concept of a "dementia friendly town" is an attractive one which should be studied and pursued further.	WBDC	In LP	NTC to lobby WBDC	2020	In NTC submission to LAP consultation
	NTC	More dementia friendly initiatives	Review service provision	ongoing	In draft Strategy 2019-2024
11.6 The advantages of and obstacles to a local maternity service should be studied to see whether on balance it would be of benefit to residents.	NHS	Proper evaluation of the need for a local maternity service	NTC to lobby NHS to carry out research	2020	<i>This is matter directly for Berkshire NHS Trust, although I understand that the general director of travel is to promote more services out of hospital. More than happy to put in touch with the CCG lead for maternity services</i>
11.8 Employers should be encouraged to be aware of any mental health problems among their employees, so that they can be addressed in good time.	CIC/ BID/ Public sector	Improved mental health/ reduced sick leave/ healthier work force	Lobby partners	ongoing	Remove from Town Plan?
11.9 Services to those who find themselves homeless should be expanded along the pattern provided by the charity Two Saints, to enable them to remain in the area and restart their lives.	WBDC	Improved services	Lobby WBDC	2020	New shelter opened in Feb 2019. NTC rep appointed to WBDC Homelessness Strategy Group
11.10 Berkshire NHS Trust should be approached with a view to possibly devolving health services further to West Berkshire.	Berkshire NHS	Further devolution of health services to WBDC	Ask WBDC if this is in line with their objectives	2019	
11.11 The causes of health inequality between areas should be analysed and addressed.	WBDC	Less health inequalities	Ask WBDC to analyse and address causes of health inequality	2019	<i>We have yet to work through how we will deliver the priorities within the Vision 2036 document, but we would certainly welcome input from others in how we go about doing this. In Public Health we have plethora of data that can illustrate inequalities between individuals and communities. We tend to use the Joint Strategic Needs Assessment (JSNA) to show these inequalities, although please note that we are reviewing our current JSNA - https://info.westberks.gov.uk/jsna The JSNA is used to inform priority setting and identify the needs of our population. We also have ward profiles which you might be of interest - https://info.westberks.gov.uk/article/34672</i>

WEST BERKSHIRE COUNCIL

Health and Wellbeing in Newbury (Continued)

Objective	Responsible Body	Outcome	Action required	deadline	Position at 18/10/2019
11.12 Accessibility by Newbury residents to health services should be improved, by extending the services provided at the Community Hospital and the access hours of local GP surgeries.	CCG/ WBHCT	Improved access	Ask CCG and WBCHT to extend services and opening hours	2019	<i>Again, I think this is something that needs to be discussed directly with local GP's and the CCG</i>
11.13 A health and wellbeing centre in an accessible location for those who would benefit from its services, such as homeless people and those with mental health problems, should be considered.	WBDC	Improved health and wellbeing services	Lobby WBDC to provide centre	2024	<i>My understanding is that a number of organisations, along with Newbury Baptist Church are exploring a wellbeing centre that could provide a place for voluntary organisations to co-locate and provide a range of services to support vulnerable people – although the project is seeking significant financial investment.</i>

there could be a priority that focuses more on prevention and healthy living e.g. strong, vibrant and connected communities? Many of the issues are preventable and focusing solely on those needing care and support will lead to greater pressures further down the line. Could there be a priority that focuses on the built environment and healthy places. We know from the evidence that the environment largely influences how we live our lives (much more so than NHS services) such as active travel, number of fast food outlets, clean air, green space, 20 mph speed limits and play areas for children. Could this be instigated through a neighbourhood development plan? Perhaps link to objective 11.5

**Note for Newbury Town Council regarding
Newbury Town Plan Objective 8.15 – potential for an orbital bus route**

Prepared by: Clive Tombs

Background

Section 8 of Newbury Town Council's 'Newbury Town Plan 2019-2036' includes the following objective:

8.15 Investigation of the potential of an orbital bus route, and actions arising from that research.

A meeting involving Hugh Peacocke (Chief Executive of the Town Council), Matthew Metcalfe (Senior Transport Services Officer, West Berkshire Council) and Clive Tombs (Public Transport Officer, West Berkshire Council) was held on 28 February 2019, to explore this matter. It was agreed at the meeting that WBC would provide the Town Council with this short note on the considerations and implications associated with this objective.

Considerations and Implications

By virtue of its geography which includes a limited number of crossing points of the canal and railway, coupled with its role as the main market town and administrative centre for the District, Newbury has always had a radial network of bus routes, radiating out from a central bus station to and through the suburban areas - including Enborne Road, Valley Road and Wash Common, Greenham, Turnpike Estate and Speen – and out to connect outlying villages.

As shown in Figure 1, Newbury is served by a combination of commercially-operated and Council-subsidised bus routes. The latter cover significant gaps where commercial operation is not viable e.g. on the Newbury-Kintbury-Inkpen-Hungerford route 3.

<i>Operator</i>	<i>Route & description</i>	<i>Commercial or Subsidised (at May 2019)</i>
Stagecoach	LINK: Newbury-Kingsclere-Basingstoke	Commercial

Reading Buses	jetblack 1: Newbury-Turnpike Estate-A4-Thatcham Broadway-A4-Theale-Calcot-Reading	Commercial
Newbury & District	1a, 1c: Newbury-A4-West Berks Hospital-Thatcham estates-Thatcham Broadway	Commercial
Kennections	2: Newbury-Enborne Road-Valley Road-Wash Common-Monks Lane-College-Tesco-Pigeons Farm	Subsidised
Kennections	3, 3a: Newbury-Hungerford.	Subsidised.
Kennections	4: Newbury-Speen-Lambourn	Subsidised
West Berkshire Council	5, 5a, 5c: Newbury-the Downlands villages.	Subsidised
Kennections	6, 6a: Newbury-Hermitage-Hampstead Norreys-Compton-the Ilsleys. Route 6a via Beedon and Chieveley.	Subsidised.
Stagecoach	7: Newbury-Andover 7a: Newbury-Burghclere-Penwood-Woolton Hill-Ball Hill	Hampshire County Council contract (WBC does not fund this service)
Kennections	8: Newbury-Greenham	Subsidised
Kennections	9: Newbury-The Racecourse	Subsidised
West Berkshire Council	41: Newbury-Ashmore Green-Upper Bucklebury-Beenham (Thursdays only)	Subsidised
Newbury & District	103, 103a, 103b, 103c: Newbury-Greenham Business Park	Greenham Common Trust and Basingstoke & Deane Borough Council subsidise service
Tourist Coaches / Salisbury Reds	X20: Marlborough-Hungerford-Newbury (Fridays only)	Wiltshire Council contract (WBC does not fund this service)

There are presently five full-size buses and one minibus (two on Thursdays) used to operate subsidised routes on weekdays.

The Council continues to work with the bus companies to explore opportunities for commercial or part-commercial operation to reduce the need for subsidy to underpin infill routes. However operators have found it difficult to make commercial operation work in Newbury. This they attribute to:

- Limited user base
- High incidence of free travel by concessionary bus pass users, as opposed to fare-payers (these account for 36.4% of travel in a recent 4-month period on Reading Transport and Kennections routes alone)
- Relatively small size of the urban area, although the topography can make it difficult for people to travel around;
- Increased out commuting
- Worsening congestion, exacerbated by the continued existence of a through route (the A339), very close to the town centre channelling inter-regional traffic including HGV's right through Newbury, on route between the M3 at Basingstoke and the M4
- Ceaseless utility and highway works causing disruption on the local road and/or motorway network – no matter how far they are planned and notified in advance, there is only finite capacity in the road network, and with the sheer volume of traffic and traffic diverting, this is a major issue, deterring the concept of cross-town routes;
- Disruption and variability in journey times associated with planned events e.g. at Newbury Racecourse

In the event that a radial route was translated to commercial operation, then given the severe pressure on wider budgets, it is likely that one of the five subsidised mainstream buses would no longer be subsidised and may no longer be deployed in the network, to deliver a saving.

A new orbital route around Newbury operated by a mainstream bus would be expensive to operate (c£150k per annum for a mainstream bus plus driver and ancillaries) and may well have a negative impact in terms of abstracting passengers from existing radial routes, then putting the radial routes' future in doubt.

Reading Buses and Reading Borough Council tried repeatedly with orbital routes 14 and 15 linking west and south Reading but these were affected by congestion, poorly-patronised and discontinued.

Hungerford Town Council provide subsidy for route H1, which runs on Wednesdays and Fridays, between 10:00 and 13:00, connecting the outlying estates such as the Priory Estate with the town centre via a route consisting of multiple loops. 99% of customers on the H1 are concessionary pass users. The 16-seat minibus used can at times have only one or two seats spare

West Berkshire Council would favour boosting the frequency of existing radial routes where appropriate, to ensure a consistent minimum hourly frequency 7 a.m. to 7 p.m. Monday to Saturday on subsidised routes across the urban area, complementing the commercial routes. This would require investment from third parties to increase the frequency in particular between Speen and the town centre.

4 December 2018.

To: Planning Policy,
West Berkshire District council.

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

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

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

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

(additions shown in italics)

3 Strategic Objectives

2. Housing

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

3. Sustainable and Quality Development

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

4. Economy

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

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486 ✉ towncouncil@newbury.gov.uk
☎ (01635) 40484 🌐 www.newbury.gov.uk
🐦 @NewburyTC 📘 NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

5. Town Centres

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

6. Culture

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

7. Heritage

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

10. Transport

To make provision for transport networks that support sustainable growth *and improve the quality of life for residents* in West Berkshire and to promote low emission transport choices.

11. Infrastructure

To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development *and improve the quality of life for residents in West Berkshire* in accordance with the detail set out in the Infrastructure Delivery Plan.

Add further Strategic objectives:

12. Health and wellbeing

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

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

13. Education

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

14. Sports and Leisure

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

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ towncouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

15. Tourism

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

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

Chapter 4: 4 Reviewing the Spatial Strategy

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

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

The Local Housing Needs Assessment makes no reference to obsolescence and/or replacements to existing housing stock and no provision is made to account for this.

Paragraph 4.15 provides as follows:

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

We believe that this approach is likely to cause affordability and supply issues.

It would be more effective, efficient and cause less problems to do it the other way around, that is to aim to front load the earlier part of the Plan period.

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

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

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

Reviewing the employment land requirement

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

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ towncouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

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

Paragraph 4.3.1 refers to Newbury and the following should be added:

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

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

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

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

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

The Criteria for audit of services and facilities for settlement hierarchy includes Accessibility by public transport. There is no mention of private transport links, facilities or infrastructure. (Car parks are not listed among the Key services and facilities)

Appendix C: Draft revised settlement boundary review criteria

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

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

Boundaries will exclude:

Open undeveloped parcels of land on the edges of settlements.

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

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486 ✉ towncouncil@newbury.gov.uk
☎ (01635) 40484 🌐 www.newbury.gov.uk
🐦 @NewburyTC 📘 NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

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

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

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

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

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

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

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

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

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

Page 33, the Sandleford Strategic site allocation, is now estimated at 1,500 dwellings, rather than the 2,000 stated here. The Sandleford project is currently suffering from lack of a coherent access strategy to the west. An access road towards Wash Water is recommended

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

Page 40: WBDLP saved policy ECON5 Town Centre Commercial Areas

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

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

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ towncouncil@newbury.gov.uk

🌐 www.newbury.gov.uk

📘 NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

6. Culture

There are currently no existing specific policies covering this topic.

Overall policy approach to be considered.

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

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

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

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

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

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

Consider providing further clarification for development management purposes.

The policy provides:

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

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

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

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

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

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

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

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

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486 ✉ towncouncil@newbury.gov.uk
☎ (01635) 40484 🌐 www.newbury.gov.uk
🐦 @NewburyTC 📘 NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit



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

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

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

Kind regards

Hugh Peacocke
Chief Executive Officer

4 December 2019.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Newbury Town Council is committed to continuing to make Newbury a better place to live, work and visit

Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 7 October 2019

Standing Items on each (ordinary meeting) agenda:

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

16 September	Section 215 updates
7 October	Hutton Close presentation
	Section 215 updates
28 October	To review Town Plan Progress
	Cllr. Norman to attend meeting with Mr. B. Lyttle re Conservation area Appraisals on 10th October and will report back at the next meeting of this Committee after this.
18 November	Proposals for Budget 20-21
	Review of KPI's for Planning and Highways Committee
9 December	Approve Canal Corridor Chapter for Town Design Statement
	Send Budget proposals to RFO
To be confirmed	The Future of the Kennet Centre
	A presentation on CIL collections
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Secure arrangements for Town Centre bike parking
	<i>Strategy Working group requests P & H to set out "Green Credentials" and related issues which this Council should lobby to have included in the Local Plan Review</i>
June/ Sept/ December/ April (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget proposals to RFO