Notes OF A MEETING OF THE Victoria Park sub Committee of the COMMUNITY SERVICES COMMITTEE held in the Chamber, TOWN HALL, MARKET PLACE, NEWBURY

**On 26th February 2020 AT 7PM**

# PRESENT

Councillors; Roger Hunneman, Jon Gage, Jeff Beck, Martin Colston, Billy Drummond

**In Attendance**

Hugh Peacocke, Chief Executive

David Ingram, Community Services Manager

Apologies: Cllr Sarah Slack & Nigel Foot, Chris Foster, David Marsh.

## Declaration of interest: Cllr Jeff Beck& Billy Drummond is also a member of West Berkshire Council

## Mins of Meeting of 22nd October 2019 Mins of the meeting of 22nd October 2019 were discussed and agreed to be a true record.

Proposed: Cllr Jeff Beck

Seconded: Cllr Billy Drummond

## Questions and Petitions from members of the Public, None submitted

## Members Questions & petitions Suggestions from Members are discussed in 6 below

## Summary of West Berkshire Council Planning Officers Advice

The Community Services Manager outlined the issues with the proposed project design which included the height, roof, bulk and size of the proposed development & its relationship to the Conservation area.

The details are set out in Part 2 for discussion, in summary the conclusion is:

**The benefits of the building, such as the enhanced visitor experience,**

**and eco benefits of the building are not sufficient to outweigh the visual impact of the**

**building.**

## Part 2, Exclusion of the Public

**Recommended:** That under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting for the following items of business (agenda item 6) because publicity would be prejudicial to the public interest by reason of the confidential commercial & financial nature of the business to be transacted.

**Proposed:** Cllr Billy Drummond

**Seconded**: Cllr Jeff Beck

Approved unanimously

## COMMUNITY SERVICES MANAGERS REPORT

The Community Services Manager outlined current position following the approval at Community Services Committee on 16th December, a pre-Application request was made to West Berkshire Council based on the Environment Agency revised requirement for compensation of the 1:100 flood potential.

The Team Leader, Development Control at West Berkshire Council sent out the Advice on 14th February 2020 with the following conclusion:

The proposal to replace the existing kiosk within Victoria Park has been accepted in principle

with the granting of now lapse planning permission. There have been no material changes

to planning policy which affect the principle of the development. Whilst there would be

improvements to the visitor experience through the construction of a “fit for purpose” café

building, with changing and storage facilities, there are concerns about the design. **The**

**building currently being proposed, due to its height and roofing materials would be visually prominent and would not enhance or preserve the character and appearance of the conservation area. The benefits of the building, such as the enhanced visitor experience, and eco benefits of the building are not sufficient to outweigh the visual impact of the**

**building.**

The Chair, Cllr Roger Hunneman, invited Architect Michael Pagliaroli to comment on the Environment Agency & West Berkshire Planners advise and possible compromise solution.

**Proposed**: Cllr Jon Gage,

**Seconded**: Cllr Martin Colston.

Unanimously agree

Members debated the options put forward, to Cancel the project, to re-evaluate the Brief & redesign or to seek a compromise solution on the current design with West Berkshire Council Planners

Members were not agreed to any reduction in facilities provided by this development (Toilets, Changing Spaces, Locker room, Café seating & facilities) to make a reduction in footprint of the building, without further debate & justification.

The aim to achieve a Carbon Neutral & BREEAM Excellent development remains.

**The sub Committee resolved:**

to pursue this project as currently approved, to engage with Michael Pagliaroli Architects, to be instructed to redesign the levels & access facilities, roof and other aspects (noted in the Planning Officer & Environment Agency Reports) while undertaking ongoing discussions with West Berkshire Council Planners in respect of detailed design with a view to a formal Planning submission at the earliest opportunity.

This includes authorisation for any sub Consultants to carry out works to support the Application within the financial budgets approved.

**Proposed:** Cllr Jon Gage

**Seconded:** Cllr Jeff Beck

Approved unanimously.

**There being no other business to discuss, the Meeting closed at 20.05**

**Signed:** David W Ingram, Community Services Manager

Date: 27th February 2020