

10th November 2020.

To: Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;
Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy
Moore; Gary Norman; Tony Vickers

Substitutes: Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters,

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 16th November 2020 at 7.00 pm.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83768993277?pwd=ZVNuRSswZ05GV1BtTTE0WVQ4Q0oyQT09>

Meeting ID: 837 6899 3277

Passcode: 251846

Hugh Peacocke
Chief Executive Officer

1. Apologies

Chief Executive Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 26th October 2020 (already circulated).

4. Questions and Petitions from Members of the Public

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 16th November 2020)

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5. Members' Questions and Petitions

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 16th November 2020)

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule

7. Schedule of Prior Approval Applications (Appendix 3)

Chairperson

To comment, if relevant, on prior approval applications listed at the attached schedule.

8. Naming of 4 Streets for New Housing Development on land west of New Road (Appendix 4)

Chairperson

To comment on the developer's suggested name of Baxendale Way and to suggest any other possible names for up to 4 new streets on the development of 34 Dwellings.

9. Update from The Western Area Planning Committee

Chairperson

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

10. Kennet Centre Presentation (Appendix 5)

Chairperson

To Consider the proposals for the proposed Eagle Quarter development at the Kennet Centre.

11. Notice of Motion received from Councillor Tony Vickers: (Appendix 6)

That this Council resolves to urgently identify those walking routes in the town area which have no legal protection and take steps to apply for a Definitive Map Modification Orders on each, with priority given to those used for journeys to schools, shops and employment areas

12. Section 215 Updates

Chairperson

To consider requesting West Berkshire District Council to take action regarding the United Reform Church.

13. Newbury Community Football Ground

Chairperson

To Receive an update.

14. Forward Work Programme for Planning and Highways Committee (Appendix 7)

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 by Virtual Meeting
on Zoom Monday 26th October 2020 at 7.00pm.**

Present

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot (Vice-chairperson); Roger Hunneman; Pam Lusby Taylor; Stephen Masters (substitute); Vaughan Miller; Andy Moore; Tony Vickers and Gary Norman (Chairperson)

In Attendance

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

99. Apologies

Councillor David Marsh (Substitute: Stephen Masters)

100. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Stephen Masters, Andy Moore and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are 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."

The chairperson thanked Councillor Nigel foot for chairing the last meeting in his absence.

101. Minutes

Proposed: Councillor Nigel Foot

Seconded: Councillor Tony Vickers

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 5th October 2020, be approved, and signed by the Chairperson.

102. Questions and petitions from members of the public

There were none.

103. Members' questions and petitions

Question received from Councillor Phil Barnett:

"The monstrosity on the site of the old Sterling cables site is slowly taking shape. Residents bordering the site along Railway Road, Kings Road, Gordon Grove and Boundary Road are facing the possibility of a changing street scene effecting visibility for years to come.

Besides the residents having to endure considerable construction and environmental issues, they now find their reception from social media and TV has been affected.

Therefore, can this P & H committee of Newbury Town Council request the WBC planning authority to establish if the magnitude of the new building and telescopic cranes are having an effect on local residents media signals?"

The Vice-chairperson responded with the following answer:

"We can make that request to West Berkshire Council on behalf of this council."

Question received from Councillor Martha Vickers:

"What can this Council do to speed up the disposal of valuable town centre sites such as the United Reform Church site in Cromwell Place which int its present abandoned state is attracting littering and antisocial behaviour?"

The Vice-chairperson responded with the following answer:

"Ultimately the responsibility for keeping lands and buildings in a proper state lies with the owner of the property. When residents are concerned about the condition of lands or buildings the matter should first be referred to the owners of the property. If issues relate to anti-social be haviour then the police should be contacted. Regarding lands or buildings where the condition of the property detracts from the amenity of the area, then the planning authority may take action under section 215 of the Planning Acts. This Council, and the residents of Avon Bank, can request the planning authority to inspect the land and buildings at the United Reformed Church and consider whether such action is required. In case of vermin on the property, the residents should contact the environmental Health section in West Berkshire Council. Regarding any alleged anti-social behaviour, they should contact the police."

104. Schedule of Planning Applications

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

105. Schedule of Prior Approval Applications

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

106. Surface Water and Drainage Undertaken by the Local Authority

The Committee received a report from Mr Keith Hoddinott and thanked him for bringing the issues to the attention of the committee.

Members agreed that Newbury Town Council makes representations to NALC to pressure Government to implement legislation immediately regarding Flood & Water

Management Act 2010, Section 42 (adoption of sewers on new developments) & Section 43 (adoption of SUDS – Surface water Urban Development Systems).

Proposed: Stephen Masters

Seconded: Tony Vickers

Resolved that these matters will be raised with NALC.

107. Schedule of Planning Decisions

Information was received and noted by the committee.

108. Town and Country Planning Act 1990

Application no: 20/00635/FUL – Proposed three bedroom detached residential dwelling. The dwellings footprint is 48sqm with internal space of 82 sqm. Overall site space 180 sqm. For 29 Skylings Newbury.

It was agreed that the Council would write to the Planning Inspectorate to restate its objection and support the decision of West Berkshire Council.

109. Town and Country Planning Act 1990

Application no: 20/00152/FUL – Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works. For 1 and 3 Kennet Road Newbury.

It was agreed that the Council would write to the Planning Inspectorate to restate its objection and support the decision of West Berkshire Council.

110. Schedule of Appeal Decisions

Information was received and noted by the committee.

111. Update from the Western Area Planning Committee

Information was received and noted by the committee.

112. West Berkshire Council Culture & Heritage Strategy Consultation

Members considered the draft Culture & Heritage Strategy.

Proposed: Councillor Gary Norman

Seconded: Councillor Nigel Foot

Resolved that this Council will respond with the following points in the Draft Cultural Heritage Strategy 2020 – 2030:

- The Strategy should aim to ensure that the District Council provides more resources to promote/ protect the heritage assets of West Berkshire, particularly the need to complete Conservation Area Appraisals
- On page 9 the draft Strategy proposes a Cultural Heritage Delivery Board and a list of stakeholders for same. Given the central role that Newbury plays in the heritage and culture of West Berkshire, this Council should be named as a stakeholder/ member of the Delivery Board and invited to nominate to the Board

113. West Berkshire Council Tree Preservation Order 201/21/1016

Proposed: Councillor Gary Norman

Seconded: Councillor Stephen Masters

Resolved that this Council supports the Tree Preservation Order 201/21/1016 Land at Sandleford Park, Newtown Road, Newbury.

114. Newbury Community Football Ground.

Information was received and noted by the committee.

115. Forward Work Programme for Planning and Highways Committee meetings 2019/20

It was agreed to add the following items to the agenda for 16th November 2020:

- Section 215 review
- The committee agreed to invite Sovereign Housing Association to a future meeting of the committee to advise on their business model for social/ affordable housing.

There being no other business the chairperson declared the meeting closed at 20.51 hrs

Chairperson

Planning & Highways Committee Meeting 5th October 2020

Schedule of planning applications - Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection provided conservations officers conditions are applied.	<u>20/02304/LBC2</u>	37 Shaw Road Newbury for Andrew Watkins	Taking off slates and old felt/batten. Replace felt/batten. Replace front slates with existing slates and new Spanish slate on the rear.
2	No objection	<u>20/02037/HOUSE</u>	117A Turnpike Road Newbury for Mr & Mrs Wren	Proposed single storey side extension.
3	No objection	<u>20/02325/FUL</u>	Emerald House Newbury Business Park London Road Newbury for Mountley Ltd	Section 73A: Variation of condition 2- Approved plans of previously approved application 18/02464/FUL: Replacement roof including the provision of dormers. Creation of internal courtyard with new cladding. Minor variations to fenestration.
4	No objection.	<u>20/02404/HOUSE</u>	75 Skylings Newbury for Mrs S Lopes & Mr Rocha	Conservatory to the rear.
5	No objection	<u>20/02170/HOUSE</u>	9 Westlands Road, Newbury for Mr Tony Kirstein	Section 73a: Variation/Removal of Conditions 6 (Arboriculture Method Statement) and 8 (Arboriculture Watching Brief) of previously approved application <u>17/01582/HOUSE</u> - Demolition of existing flat roof single garage and construction of replacement pitched double roof garage.
6	No objection	<u>20/02380/HOUSE</u>	11 Equine Way Newbury for Mr Joshua Blunt	Retrospective part garage conversion to enlarge kitchen.
7	No objection provided highways have no objections.	<u>20/02328/FULEXT</u>	Sterling Industrial Estate Kings Road Newbury for Nelson Land Limited	Section 73a: Variation/Removal of Conditions 1 (Approved Plans) and 3 (Finished Floor Levels) of previously

				approved application 19/02546/FULEXT: Section 73A: Variation of Condition 2 (Approved Plans) of previously approved application (15/00319/FULEXT): Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, car parking and landscaping.
8	No objection.	20/02206/HOUSE	68 Maple Crescent Newbury for Megan Russell	Single storey extension to rear of semi- detached dwelling
9	No objection.	20/02235/HOUSE	23 Herewood Close Newbury for Mr & Mrs Flitton	Proposed part two storey and part single storey rear extension
10	No objection	20/02096/HOUSE	36 Amberley Close Newbury for Miss Gillian Darby	Formation of new first floor shower room over existing garage, with re- roofing remaining existing garage roof, along with associated internal alterations.
11	No objection	20/02250/HOUSE	30 Garford Crescent Newbury for Mr & Mrs D Knox	Proposed 2 storey side extension following demolition of existing single storey side store
12	Objection /Comment: sight line not achievable and subsequent damage will be caused to trees.	20/02331/HOUSE	159 Andover Road Newbury for Stuart & Sharon Lythgoe	Creation of a new vehicular access and parking area.
13	No objection provided the Conservation Officer is satisfied.	20/02221/HOUSE	14 Old Newtown Road Newbury for Elaine Knappe	Construction of a detached single storey flat roofed garage. Conversion of existing integral garage to a kitchen and new windows and doors to the ground floor.
14	No objection	20/02264/HOUSE	2 Cedar Mount Newbury for Mr Butler	Demolition of existing conservatory, single storey rear orangery extension

				and aluminium lean-to side patio covering atrium
15	Objection on grounds of insufficient information provided.	20/02212/HOUSE	32 Bartlemy Close Newbury for Mr and Miss G & A Robertson & Kirby	Proposed: Loft conversion - with hip-to-gable extension. Single storey rear lean-to garage link extension. Single storey garden office extension with internal access from main dwelling.
16	Objection until Highways and Tree officer are content.	20/02191/FUL	Greenham House, Greenham Road, Newbury for Paul Knight & Stuart Dixon	Erection of a new building containing 4 two-bedroom flats with associated infrastructure and landscaping
17	Objections subject to clarification of legal position and assurance there is going to be no decrease of social housing.	20/01991/MDOPO	1-8 and 99 Bartholomew Street Newbury for Sovereign Housing Association Ltd	Modification of planning obligation - The Third Schedule D, of planning permission 155953.
18	Objections subject to clarification of legal position and assurance there is going to be no decrease of social housing.	20/02000/MDOPO	Former Wormestall Site 4 and 5 Sharwood Place and Flats 1 To 4 Rutherford House Fifth Road Enborne Street Newbury for Sovereign Housing Association Limited	Modification of Planning Obligations of planning permission 08/02256/OUTMAJ. Modification: Second Schedule - Paragraph L.
19	Objections subject to clarification of legal position and assurance there is going to be no decrease of social housing.	20/02286/MDOPO	8-11, 17, 20-23, 31-34 Hillview Place Newbury for Sovereign Housing Association Ltd	Modification of Planning Obligations of planning permission 11/02293/XFULEX Modification: Second Schedule, Paragraph (K).
20	No comment due to conflict of interest.	20/02294/COMIND	The Kiosk Victoria Park, Park Way Newbury for Newbury Town Council	Development of a new community cafe to replace outdated facilities and provide a new cafe with indoor/outdoor seating areas, catering facilities, public toilets, changing facilities and storage.

21	No objection	20/02360/FULD	Phoenix Court Bartholomew Street Newbury	Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroom apartments.
22	Support	02/02372/FUL	1 and 3 Kennet Road Newbury for Four Acres Investments	Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.
23	No objection	20/02411/LBC2	7 - 9 Wharf Street Newbury for Westport Leisure UK	New fascia signage to frontage/side elevation
24	No objection	20/02412/ADV	7 - 9 Wharf Street Newbury for Westport Leisure UK	New fascia signage to frontage/side elevation

Planning and Highways Committee Meeting
Schedule of Planning Applications Monday 16th November 2020

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	20/02402/REG3	Newbury Football Club Faraday Road Newbury for West Berkshire Council	Creation of open space for public recreational sport including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally.
2	Clay Hill	20/02048/FUL	B P Service Station 256 London Road Newbury for BP OIL UK LIMITED	Installation of EV Charging Bays, Associated Power Connections and Infrastructure
3	East Fields	20/02470/HOUSE	30 Priors Road Newbury for Dave and Ros Clow	Formation of rear first floor extension over existing footprint, with associated roof alterations.
4	East Fields	20/02546/RESMAJ	Land To The North Of Pinchington Lane Greenham Thatcham for Riva Ltd	Approval of Reserved Matters following Approved Outline Permission 17/01096/OUTMAJ . Matters seeking consent: Appearance, Landscaping and Scale
5	Speenhamland	20/02425/HOUSE	Hornbeam House Speen Lane Newbury for Mr & Mrs Weddell	Proposed partial demolition, extension, and alteration of existing house.
6	Wash Common	20/02417/HOUSE	89 Monks Lane Newbury for Mr & Mrs Daley	Two storey side extension to enlarge existing study, dining room and bedroom.
7	Wash Common	20/02434/HOUSE	17 Montgomery Road Newbury for Mr & Mrs Kelly	Single storey extensions and garage conversion.
8	Wash Common	20/02474/HOUSE	25 Skippons Close Newbury for Mr B Bailey & Ms J Breach	Demolition of existing conservatory and replacement with single storey extension.

9	Wash Common	18/00828/OUTMAJ (Amended Plans)	Sandleford Park West, Newtown Road, Newtown, Newbury for Donnington New Homes.	Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Matters to be considered: Access. Amended: A full set of amended application plans and documents and additional information has been submitted.
10	West Fields	20/02334/HOUSE	Island Cottage West Mills Newbury for Karen Swaffield.	Replace awning with a glass veranda.
11	West Fields	20/02491/FUL	3 Toomers Wharf Canal Walk Newbury for Artium Developments	Erection of ground floor extension to accommodate plant room
12	West Fields	20/02522/FUL	9 Bartholomew Street Newbury for Mr P Busby	Proposed new flats conversion from retail (A1) to residential (C3)
13	West Fields	20/02454/FUL	The Studio Station Approach Newbury for Mr Krishna Vangala.	Change of use from flat 1 and 2 for additional restaurant purposes.
14	West Fields	20/02526/FUL	4 Pound Street Newbury for Dream Make Limited	Building renovations including alterations to upper floors to form 2 no. 1-bed flats, alterations to fenestration and associated works.

Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment**, and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider**, but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	East Fields	20/02444/PASSHE	21 Queens Road, Newbury for Simon Birmingham	Single storey rear extension enlargement to existing extension. 7.90m beyond the rear wall x 3.00m max height at eaves.

From: [Justina Mathewson](#)
To: [Greenham Parish Council](#); [Kym Heasman](#)
Subject: 3494 - Land West Of New Road
Date: 02 November 2020 11:51:26
Attachments: [Land at New Road.pdf](#)

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Hello,

We have a new housing development (36 Dwellings) which will need potentially up to 4 new street names.

The developer has suggested 1 name **Baxendale Way** - Lord Baxendale funded St Mary's Church opposite.

The developer also requested **St. Marys's & Copse** as suggestions however these are duplications which are already in use in the district and cannot be used. (St Marys Place Newbury, Copse Close Tilehurst)

Please send me any comments you have regarding Baxendale Way as well as any new suggestions you may have.

Your help is greatly appreciated.

Kind Regards

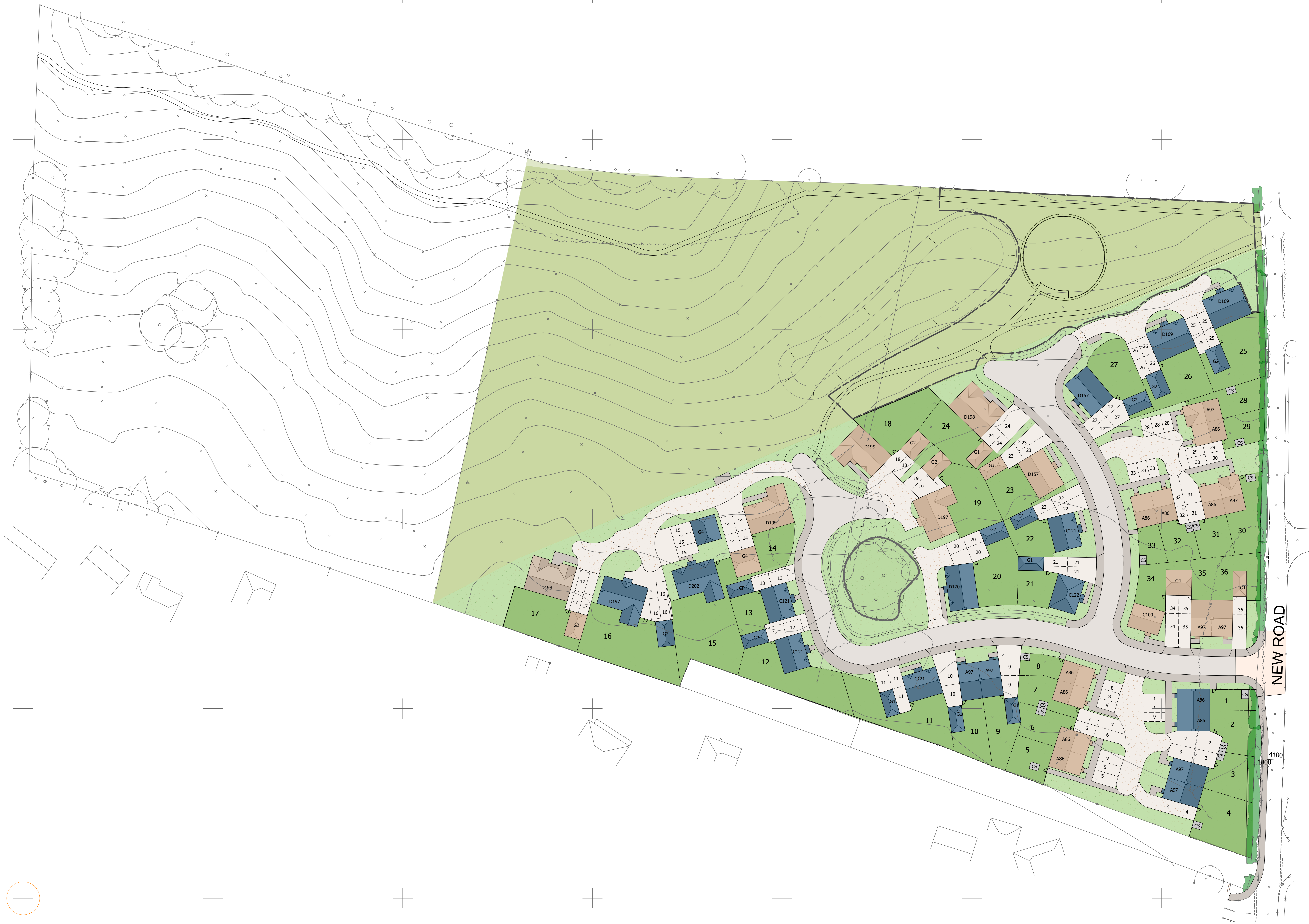
Justina Mathewson (Mrs) | Senior Technician - Developers Schemes

West Berkshire Council Environment Department | Council Offices | Market Street | Newbury | Berkshire | RG14 5LD

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New Road, Greenham						
Schedule of accommodation						
Private 60%						
Code	Beds	No.	sqf	Total sqf	Storey	
D202	4	1	2020	2020	2	
D199	4	2	1990	3980	2	
D198	4	2	1980	3960	2	
D197	4	2	1975	3950	2	
D170	4	1	1700	1700	2	
D169	4	2	1690	3380	2	
D157	4	2	1570	3140	2	
C122	3	1	1220	1220	2	
C121	3	4	1210	4840	2	
C100	3	1	1000	1000	2	
C97	3	4	970	3880	2	
Total		22		33070		
Affordable 40%						
A97	3	2	970	1940	2	
A86	2	8	860	6880	2	
Total		10				
Shared Ownership 40% of Affordable						
A97	3	2	970	1940	2	
A86	2	2	860	1720	2	
Total		4				
Grand Total		36		45550		

KEY:

- House - Clay Roof
- House - Slate Roof
- Existing Trees
- Rear Gardens
- Frontage Planting
- Allocated Parking Space
- Visitor Parking Space
- Speed Table
- Access Road
- Secondary Road
- Private Drive
- Amenity Open Space
- Public Footpath
- Existing Hedgerow

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Rev	Date	Amendments	Drawn
A	14.07.17	POI & Aerial inserted	08
B	14.07.17	POI & Aerial amended	08
C	14.07.17	POI & Aerial amended	08
D	21.08.17	POI & Aerial amended	08
E	21.08.17	POI & Aerial amended	08
F	21.08.17	POI & Aerial amended	08
G	01.09.17	Schedule of amendments updated	08
H	01.09.17	Schedule of amendments updated	08
I	15.09.17	POI & Aerial amended	08
J	15.09.17	POI & Aerial amended	08
K	15.09.17	POI & Aerial amended	08
L	15.09.17	POI & Aerial amended	08
M	15.09.17	POI & Aerial amended	08
N	15.09.17	POI & Aerial amended	08
O	15.09.17	POI & Aerial amended	08
P	15.09.17	POI & Aerial amended	08
Q	15.09.17	POI & Aerial amended	08
R	15.09.17	POI & Aerial amended	08
S	15.09.17	POI & Aerial amended	08
T	15.09.17	POI & Aerial amended	08
U	15.09.17	POI & Aerial amended	08
V	15.09.17	POI & Aerial amended	08
W	15.09.17	POI & Aerial amended	08
X	15.09.17	POI & Aerial amended	08
Y	15.09.17	POI & Aerial amended	08
Z	15.09.17	POI & Aerial amended	08
AA	15.09.17	POI & Aerial amended	08
AB	15.09.17	POI & Aerial amended	08
AC	15.09.17	POI & Aerial amended	08
AD	15.09.17	POI & Aerial amended	08
AE	15.09.17	POI & Aerial amended	08
AF	15.09.17	POI & Aerial amended	08
AG	15.09.17	POI & Aerial amended	08
AH	15.09.17	POI & Aerial amended	08
AI	15.09.17	POI & Aerial amended	08
AJ	15.09.17	POI & Aerial amended	08
AK	15.09.17	POI & Aerial amended	08
AL	15.09.17	POI & Aerial amended	08
AM	15.09.17	POI & Aerial amended	08
AN	15.09.17	POI & Aerial amended	08
AO	15.09.17	POI & Aerial amended	08
AP	15.09.17	POI & Aerial amended	08
AQ	15.09.17	POI & Aerial amended	08
AR	15.09.17	POI & Aerial amended	08
AS	15.09.17	POI & Aerial amended	08
AT	15.09.17	POI & Aerial amended	08
AU	15.09.17	POI & Aerial amended	08
AV	15.09.17	POI & Aerial amended	08
AW	15.09.17	POI & Aerial amended	08
AX	15.09.17	POI & Aerial amended	08
AY	15.09.17	POI & Aerial amended	08
AZ	15.09.17	POI & Aerial amended	08
BA	15.09.17	POI & Aerial amended	08
BB	15.09.17	POI & Aerial amended	08
BC	15.09.17	POI & Aerial amended	08
BD	15.09.17	POI & Aerial amended	08
BE	15.09.17	POI & Aerial amended	08
BF	15.09.17	POI & Aerial amended	08
BG	15.09.17	POI & Aerial amended	08
BH	15.09.17	POI & Aerial amended	08
BI	15.09.17	POI & Aerial amended	08
BJ	15.09.17	POI & Aerial amended	08
BK	15.09.17	POI & Aerial amended	08
BL	15.09.17	POI & Aerial amended	08
BM	15.09.17	POI & Aerial amended	08
BN	15.09.17	POI & Aerial amended	08
BO	15.09.17	POI & Aerial amended	08
BP	15.09.17	POI & Aerial amended	08
BQ	15.09.17	POI & Aerial amended	08
BR	15.09.17	POI & Aerial amended	08
BS	15.09.17	POI & Aerial amended	08
BT	15.09.17	POI & Aerial amended	08
BU	15.09.17	POI & Aerial amended	08
BV	15.09.17	POI & Aerial amended	08
BW	15.09.17	POI & Aerial amended	08
BX	15.09.17	POI & Aerial amended	08
BY	15.09.17	POI & Aerial amended	08
BZ	15.09.17	POI & Aerial amended	08
CA	15.09.17	POI & Aerial amended	08
CB	15.09.17	POI & Aerial amended	08
CC	15.09.17	POI & Aerial amended	08
CD	15.09.17	POI & Aerial amended	08
CE	15.09.17	POI & Aerial amended	08
CF	15.09.17	POI & Aerial amended	08
CG	15.09.17	POI & Aerial amended	08
CH	15.09.17	POI & Aerial amended	08
CI	15.09.17	POI & Aerial amended	08
CJ	15.09.17	POI & Aerial amended	08
CK	15.09.17	POI & Aerial amended	08
CL	15.09.17	POI & Aerial amended	08
CM	15.09.17	POI & Aerial amended	08
CN	15.09.17	POI & Aerial amended	08
CO	15.09.17	POI & Aerial amended	08
CP	15.09.17	POI & Aerial amended	08
CQ	15.09.17	POI & Aerial amended	08
CR	15.09.17	POI & Aerial amended	08
CS	15.09.17	POI & Aerial amended	08
CT	15.09.17	POI & Aerial amended	08
CU	15.09.17	POI & Aerial amended	08
CV	15.09.17	POI & Aerial amended	08
CW	15.09.17	POI & Aerial amended	08
CX	15.09.17	POI & Aerial amended	08
CY	15.09.17	POI & Aerial amended	08
CZ	15.09.17	POI & Aerial amended	08
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WELCOME

EAGLE QUARTER.

Thank you for taking time to visit our exhibition of our proposals for the redevelopment of the Kennet Centre.

Lochailort is a specialist regeneration developer that has acquired this site in order to work with the community and the local authority to revitalise the heart of Newbury.

These boards endeavour to explain how, through redevelopment, the site will benefit both the immediate and wider area.



Aerial view of existing site looking East



Aerial view of local context

NEWBURY'S INDUSTRIAL HISTORY

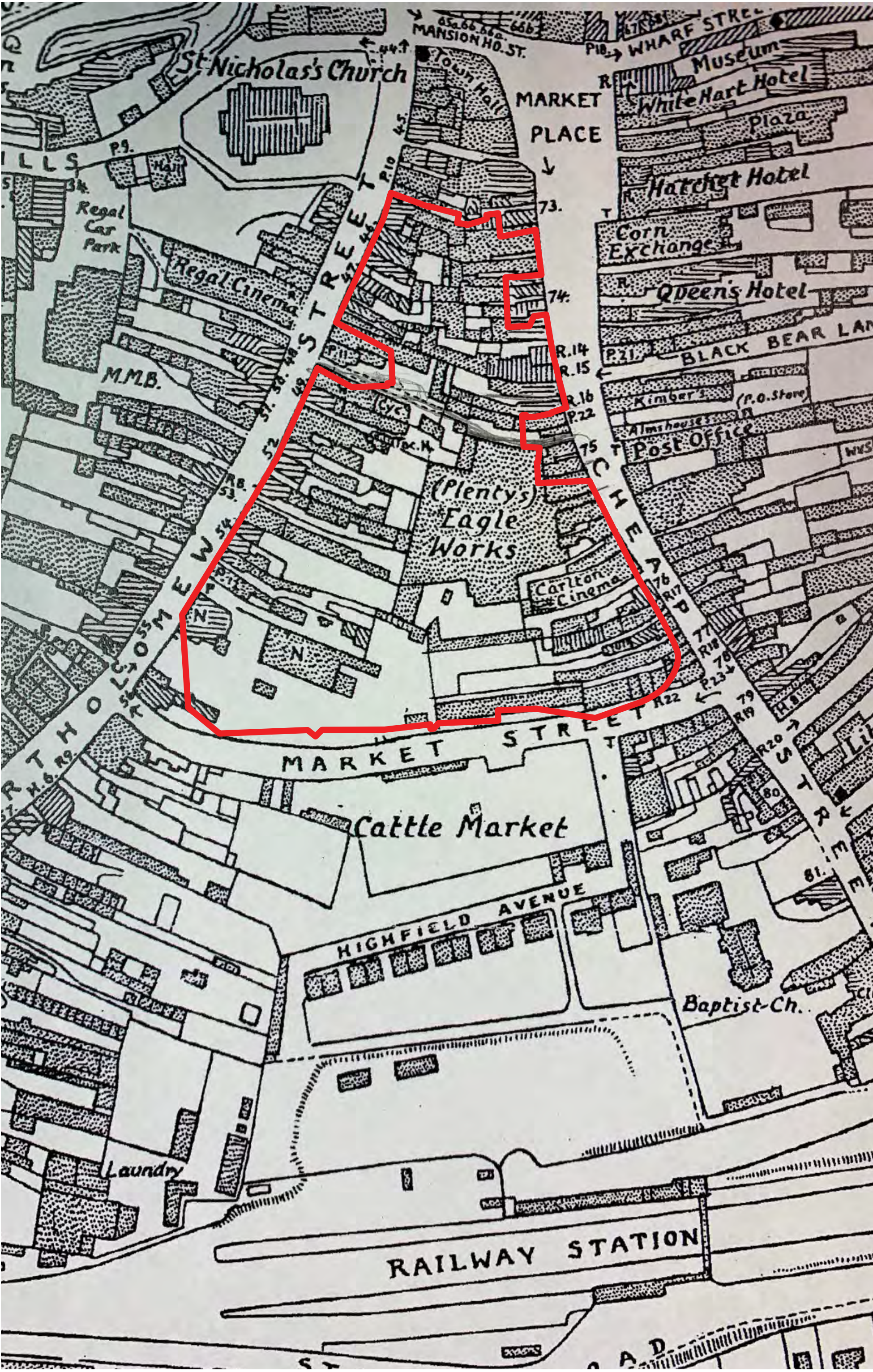
EAGLE QUARTER.

Historically the site has been home to small and large scale industries extending over at least 600 years and including cloth and marine iron works.

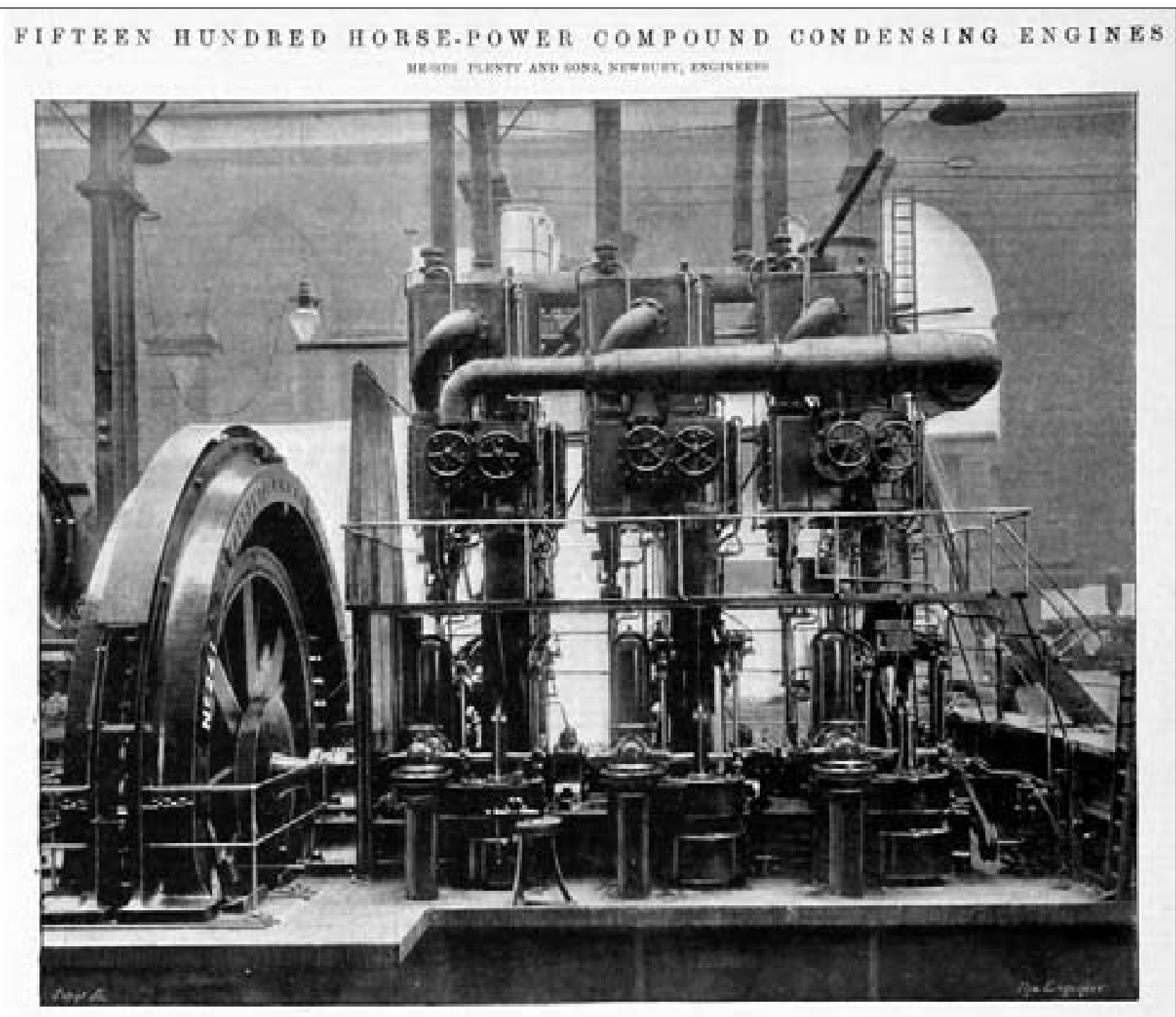
The site currently occupied by the Kennet Shopping Centre (since 1974) and has always been an important part of the history of Newbury. As early as the 15th century this site was renowned across Europe for the production and manufacture of high quality twill-backed cloths. The Winchcombe family from 1465 to 1533 were known as clothiers par excellence, with their clothing being highly sought after all across Europe. Of particular note was the manufacture of 'Kerseyys', 1 yard by 16 yard pieces of fabric dyed in rich tones using woad, a yellow flowered plant grown in Britain that produced high quality dye.

Towards the end of the 18th century, the centre of Newbury enjoyed a more industrial heritage. This site became Plenty's Eagle Iron Works, an engineering works founded by William Plenty who went on to design and build steam engines and boilers for ships across the world, including the Royal Navy, and lifeboats for the Royal National Lifeboat Institution. One can see from the map of 1880 the large works in the centre of the site and the smaller narrower plots that formed the remainder of the site.

The next major change to the site occurred between 1960 and 1982 when the Kennet Shopping Centre was conceived, designed and developed, effectively clearing away much of the historical grain and character from this site.



Historical site map



Eagle Iron Works advertising poster



Kersey twill cloth



Entrance to Plenty's Eagle Iron Works, Cheap Street



Woad seeds



Dyeing cloth on cheap street

THE KENNET CENTRE HISTORY

EAGLE
QUARTER.

The area between Bartholomew Street, Cheap Street and Market Place was one of the earliest occupied areas of the medieval town of Newbury.

1960 – 1985 BUILDING THE KENNET CENTRE

In the 1960s, an initial scheme to construct a new shopping centre on the area between Bartholomew Street, Cheap Street and Market Place in Newbury town centre was proposed, to be completed in several phases. By 1974 the first stage of the work to create a supermarket, bank and around 20 other shops was complete. In 1982, work on phase II of the scheme began. This aimed to double the size of the existing shopping centre (renamed the Kennet Centre) and to create covered walking areas.

In 1984, plans were approved by the local authority for a new bus station, Sainsbury's supermarket, a new department store and a new car park, to create a total of 55 shops on a 5 acre site. The new shops were completed in the summer of 1985. A number of older buildings along the street frontages were retained, mainly towards the northern end.

THE KENNET CENTRE TODAY

With the changing landscape of the retail sector and with the physical limitations and dated appearance of the Kennet Centre, it has been suffering a decline in recent years. Whilst we have managed to attract some interim interest, the long term prospects for regenerating this centre in its current form are limited as there is little or no interest in this type of retail space.



c.1985 Kennet Centre opening interior



c.1985 Kennet Centre entrance



c. 1985 Kennet Centre opening celebrations



An aerial view of Newbury, Kennet Centre site, before the building of the Kennet Centre in the 1970s



Today's vacant night club, Market Street



Today's shops, cinema and vacant offices, Cheap Street



c.1969-70 Cheap Street from Bear Lane



Today's car park and vacant large store, Market Street



Today's cinema and restaurants, Market Street junction



c.1970s Bear Lane to Bartholomew Street, before the building of the Kennet Centre



Inside today's Kennet Centre



Inside today's Kennet Centre

SITE AND SURROUNDINGS

EAGLE QUARTER.

EXISTING SITE AND PEDESTRIAN ROUTES

Access

Vehicular access/egress is located on the south side of the site, where vehicles enter from street level and access the first floor service deck via a ramp.

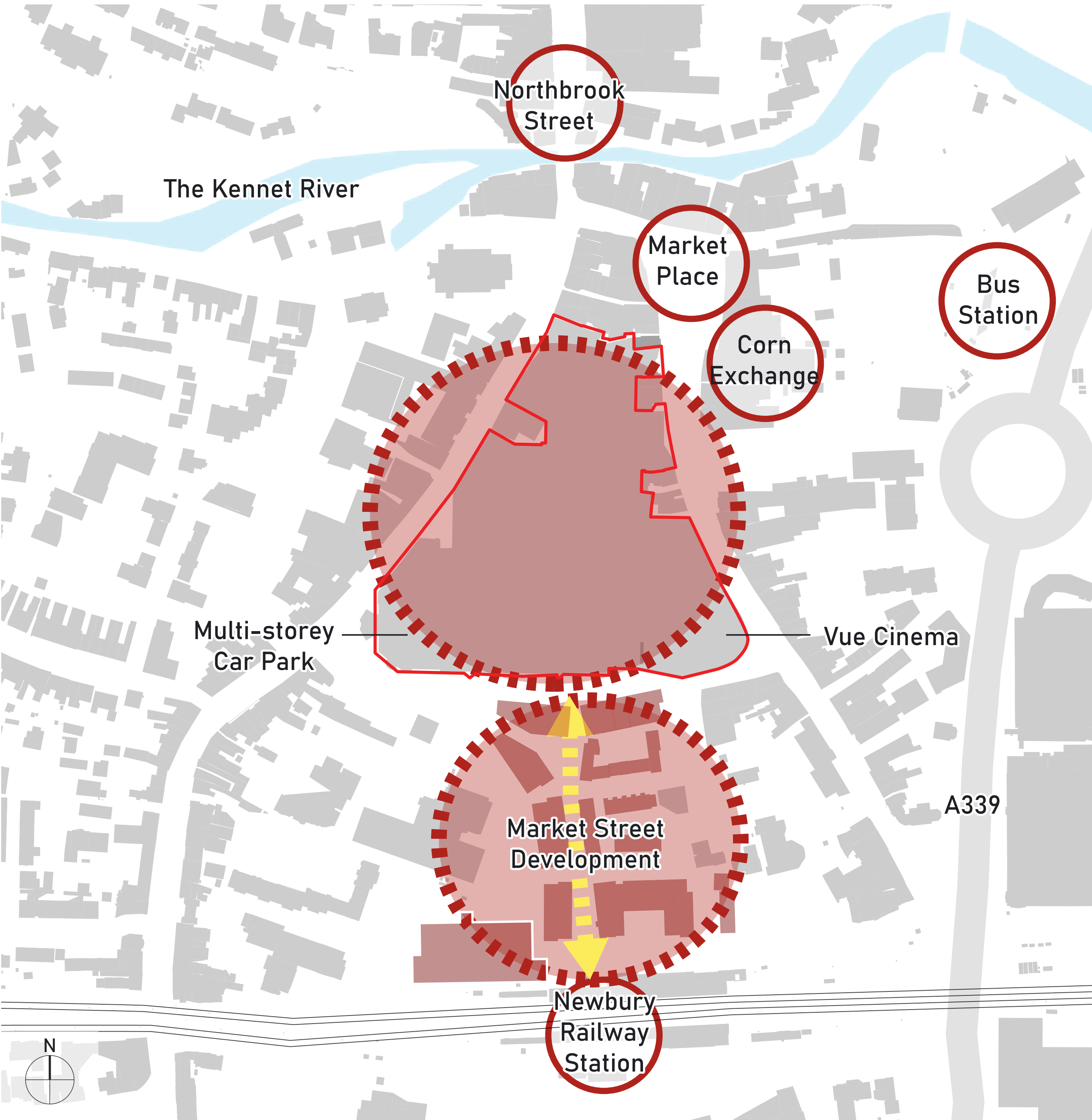
Daylight, Sunlight, Overshadowing

The site is exposed to sunlight and little or no overshadowing from the south.

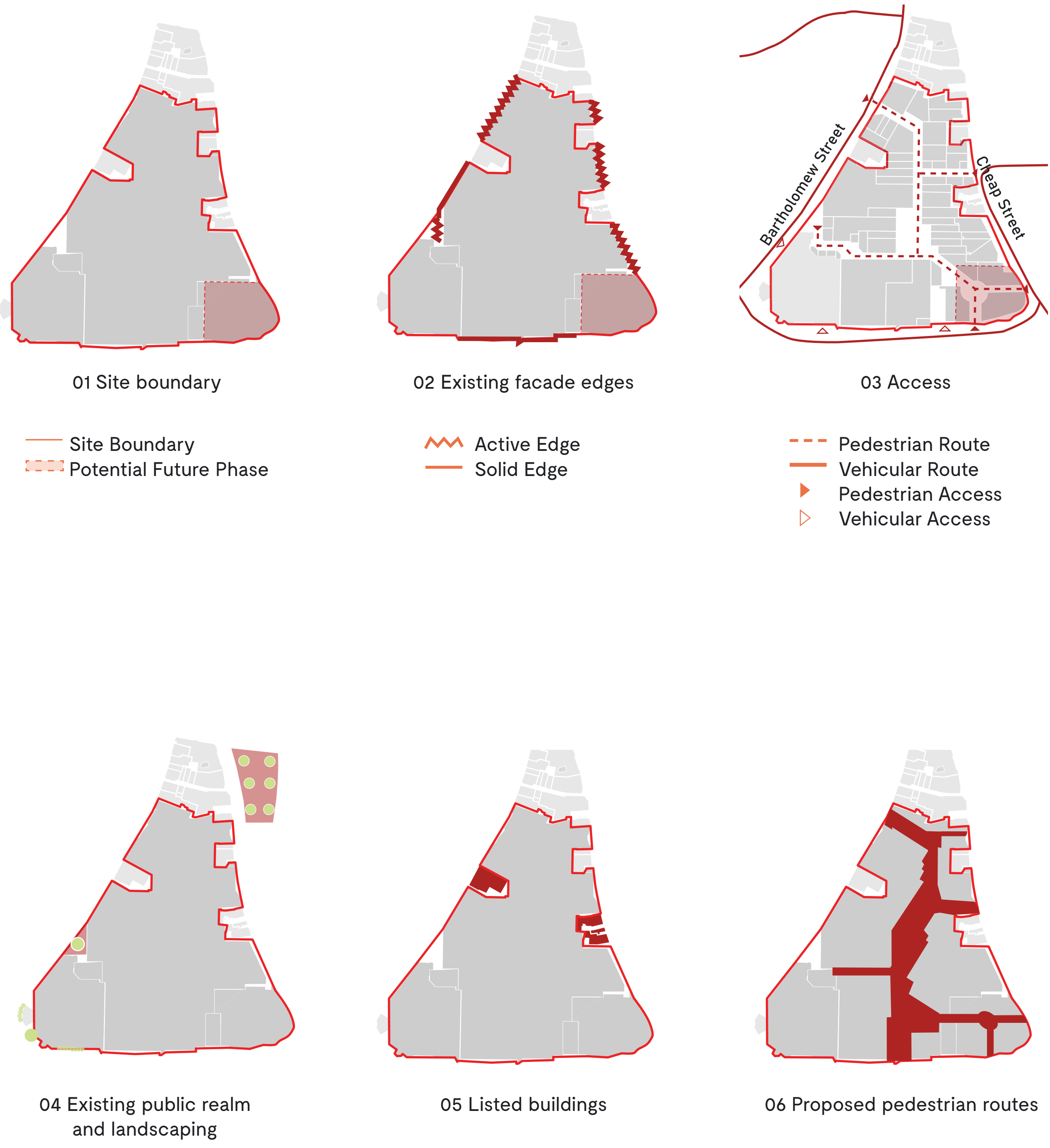
Adjacent Properties

Adjacent to the site are grade II listed buildings at 33 & 34 Cheap Street; The Catherine Wheel public house; 21-25 Market Place; and The Newbury public house. The site boundary wraps around these listed buildings.

The Market Street development will provide 230 new homes and a new pedestrian link to the South side of the site.



Existing relationship with Market Street Development and Newbury Railway Station



SURROUNDING CONTEXT



Marsh Lane



Newbury Clockhouse



Newbury Lock



The Kennet River



Northbrook Street



Market Street development



Newbury Town Hall and the Market Place

OPPORTUNITIES

EAGLE QUARTER.

The emerging Market Street development offers the opportunity to create a pedestrian link between Newbury Station and the Kennet Centre site. Our proposal extends this route further north to connect to Market Place, Bartholomew Street and Northbrook Street.

Newbury has a rich history. Being mindful of this there is a clear opportunity for the redevelopment of the Kennet Centre to restore the streets, spaces and connections that are and have always been a key defining characteristic of the town. It is these historical spaces, buildings, routes and streets that create the special character of Newbury and we have used these in our design.

The plan below shows how it is possible to develop this site to create new streets that will reconnect the town to its existing facilities.









Potential routes, places and connections

PROPOSED SITE LAYOUT

EAGLE QUARTER.

The townscape, connectivity, mix of uses and vitality of this part of the town centre call for a comprehensive approach to the redevelopment of the impermeable and dated area between the railway station and Market Place.

The scheme will provide a variety of long lasting benefits to the local community including:

-  Around 400 new homes.
-  A new low-carbon headquarters office building or alternatively a new retirement community.
-  A workplace hub / co-working opportunity.
-  Flexible commercial units for artisan and independent retailers.
-  Additional public car parking .
-  A new landscaped pedestrian route named Eagle Walk, connecting Market Street to Bartholomew Street and Cheap Street. A new public square, Eagle Square, is additionally created enhancing the public realm and further connecting the proposal to the emerging Market Street development.



View key



First Floor Plan



Third Floor Plan



Second Floor Plan



Eighth Floor Plan



View from Market Street Development towards Eagle Square

OUR PROPOSALS

EAGLE QUARTER.

The key design features use the site's industrial history and existing Newbury character to present a collection of buildings, each unique and with its own character.

With an industrial history, as home to Plenty's Eagle Iron Works, precedent can be drawn from contextual and existing Victorian industrial architecture. Through these precedents various design cues can be picked up, such as variety in forms, façade articulation and a low key muted classicism.

The idea is to design each building as unique and create a distinct sense of place full of character and charm. There are repeating elements throughout the scheme but applied differently, mixing more traditional and contemporary language and detailing to create layers, visual interest and varied character. The inspiration is industrial and detailing such as diamond brick patterns, found locally, are reinterpreted and used throughout the development.



View key



Diamond House - 29-31 Craven Road



Brick detailing - Newbury Town Hall



13-15 Northbrook Street



River residence - The River Kennet



6 Northbrook Street



17 Bartholomew Street



View of looking north from Eagle Place towards Newbury Town Hall

OUR PROPOSALS

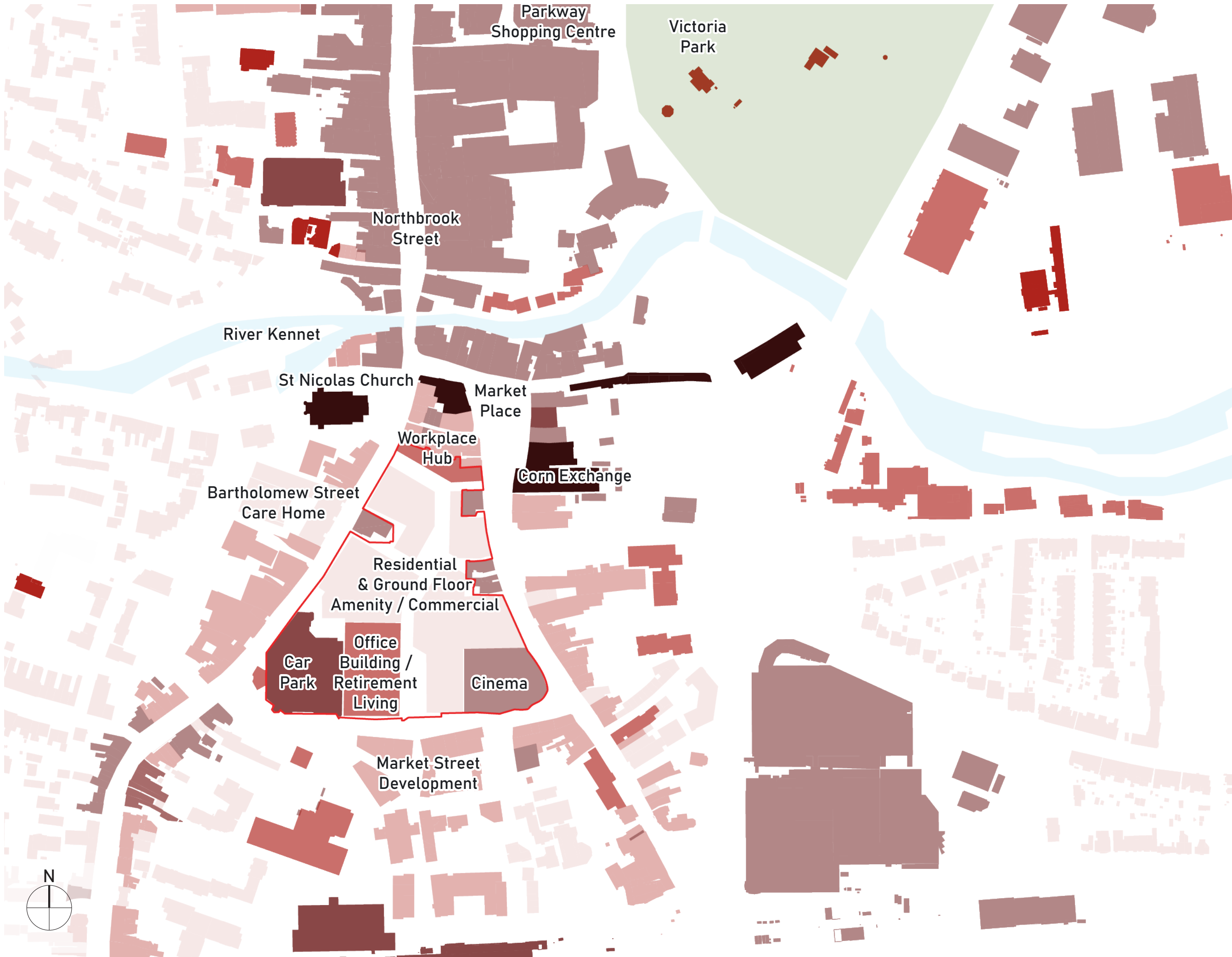
EAGLE QUARTER.

There is opportunity to create a more diverse mix of uses on the application site. This would complement the variety of uses already present in the local area.

Increased permeability and connectivity with the context – both streets and open spaces – will also be a key opportunity for the project.

Bartholomew Street and Cheap Street have shaped the site's urban form and active frontages and the communal focus of Market Place and Market Street to the south have created a rich and lively urban quarter. The proposal aspires to add to this as a mixed use scheme consisting of retail, amenity, work space and residential.

A new sequence of spaces, with a variety of scales and characters, will offer connectivity with the existing context such as Market Place, St Nicolas Church, the new Market Street Development, the existing multi-storey car park and the Vue Cinema. Hierarchy in scale includes potential for a new civic open space at the south of the site, Eagle Square, as well as a series of yards and passages, alongside landscaped podiums and private terraces.



Proposed uses



Cafes with outdoor seating



Artisan shops



View key

- Key
- Landmark
 - Parking / Ancillary
 - Amenity / Community Facility
 - Office
 - Commercial
 - Residential / Mixed Use
 - Residential



Proposed adaptable use commercial units along Bartholomew Street and Cloth Court

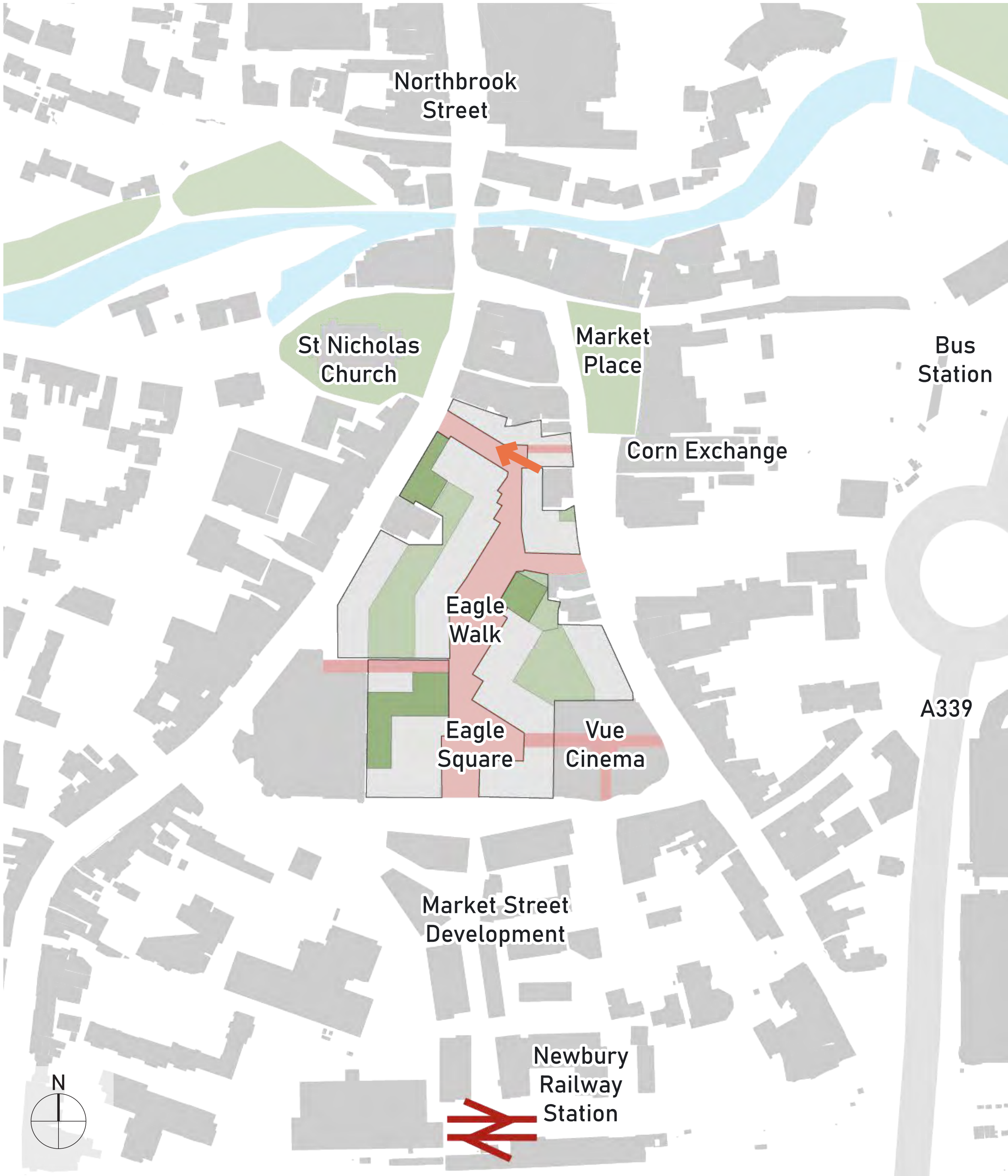
NEWBURY'S NEW STREET

EAGLE QUARTER.

Running through the heart of Eagle Quarter will be a new pedestrianised street, providing a safe and attractive new way to walk from the railway station to the Town Centre, and including direct links to Market Place, Bartholomew Street and Bear Lane.

We aim to create a vibrant, bustling and interesting street, lined with a variety of small outlets as diverse as shops, cafes, restaurants and workshops. Specifically designed with independent local businesses in mind, these flexible-occupancy units will be offered on simple terms and turnover rents, giving local entrepreneurs and any local business with a great idea the opportunity of taking space in Newbury's newest quarter.

By retaining and enhancing the existing leisure facilities such as the Vue cinema, this will create a convivial environment. Eagle Quarter will complement the existing shops and facilities in the Town Centre.



Open public spaces



Large plant beds

New Eagle Walk street



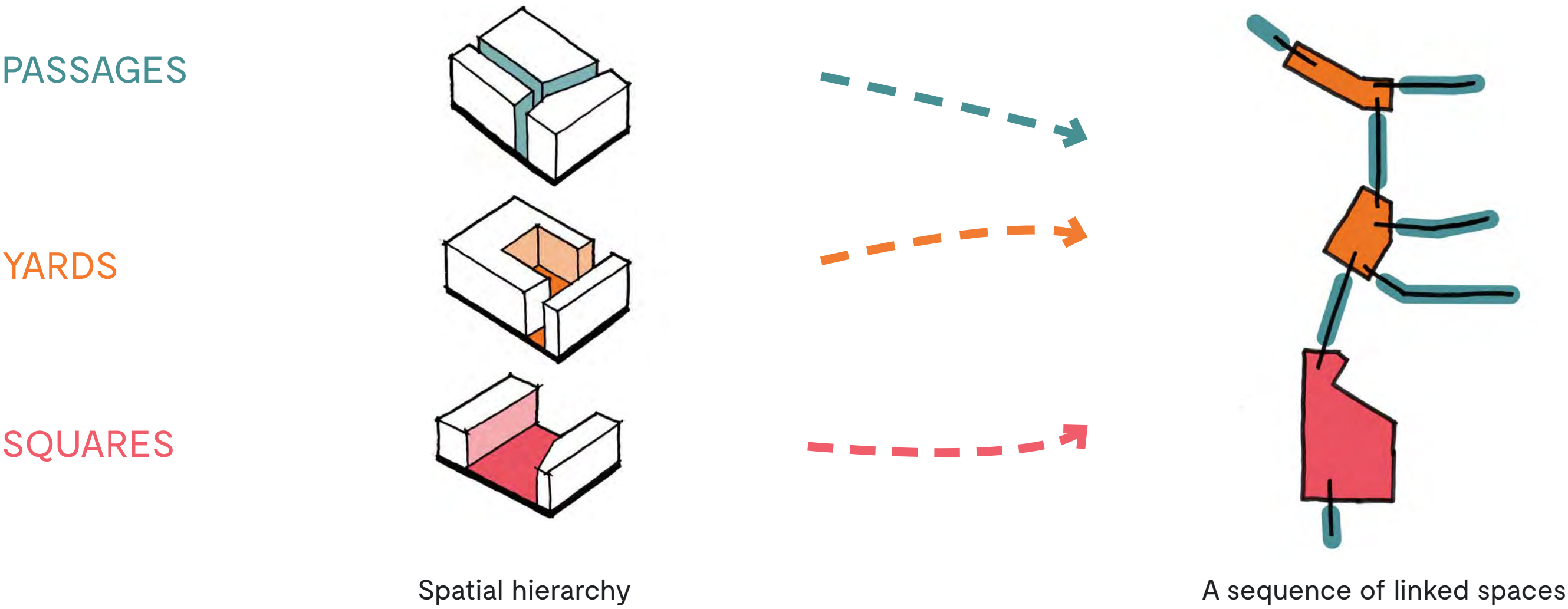
View from Eagle Way through Cloth Court towards Bartholomew Street and St Nicolas Church

LANDSCAPE AND PUBLIC REALM

EAGLE QUARTER.

The landscaping and public realm proposals for the redevelopment are based upon the re-creation of historical streets and spaces accessible for people to enjoy.

This brings an opportunity to introduce landscaping, seating, places to sit and eat, and an animated extension of the High Street directly to the train station. In addition, the new route takes pedestrians to the Corn Exchange and better ensures that all parts of Newbury can be more easily and safely enjoyed.



Landscape plan by Fabrik



WIDER SURROUNDING AND CONNECTIVITY

EAGLE
QUARTER.

Permeability with the context is key within the project. A new sequence of spaces, with a variety of scales and characters, will offer connectivity with the existing context.

INCREASED CONNECTIVITY AND STREET IMPROVEMENTS

Bartholomew Street

Update road alignment to minimise vehicular area and flush kerbs to improve pedestrian character.

Market Street

Improve western crossing, omit taxi rank, add street trees and improve road central reservation. Create connection to Market Street Development and Newbury Railway Station. Add planting and street trees to improve Market Street.

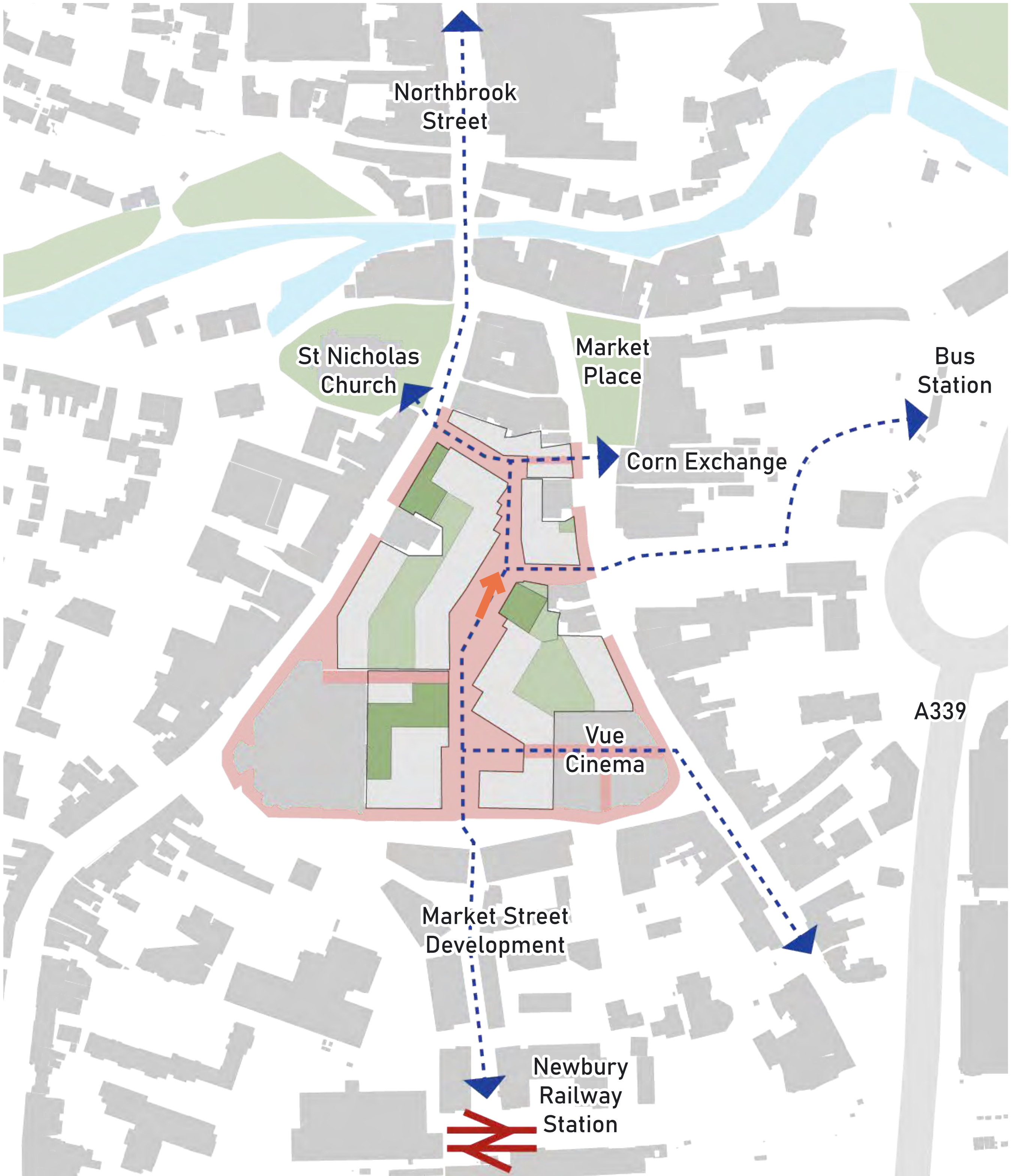
Cheap Street

New crossing treatment to Market Place.

Eagle Place

New pedestrian route connecting Eagle Square to the north and north east of the site at Bartholomew Street and Market Place.

- Key
- Existing Pedestrian Spaces
 - New Pedestrian Spaces
 - New Green Podium
 - New Green Roof
 - New Pedestrian Route



Potential routes, places and connections



View from Eagle Court looking North

CLIMATE CHANGE: OUR SUSTAINABILITY STRATEGY

EAGLE QUARTER.

People Living in West Berkshire currently have some of the highest carbon footprints in the region. Eagle Quarter aims to deliver an energy efficient and sustainable development in the heart of Newbury, which supports the aspirations of West Berkshire Council and provides a flagship for the town.

The site must be redeveloped just on sustainability grounds alone.

SUSTAINABILITY BENEFITS:

50%

Targeting 50% Better Than Current Building Regulations

No Fossil Fuels on site for heating and hot water

100% of heating and hot water will come from ground source heat pumps, extracting heat from boreholes

60—65% lower running costs compared to other schemes compliant to Building Regs

Electric vehicle charging spaces will be provided on site, and in the multi-storey car park

Within a short walking distance of rail and bus services

Residents will have access to a car club, with hybrid and electric vehicles

547 bikes have secure parking, alongside a bike repair workshop

We will collect and reuse rainwater, reducing potable water demands

There is an aspiration that drinking water will be abstracted directly from the aquifer and purified on site

We will employ water conservation measures and use modular bathrooms

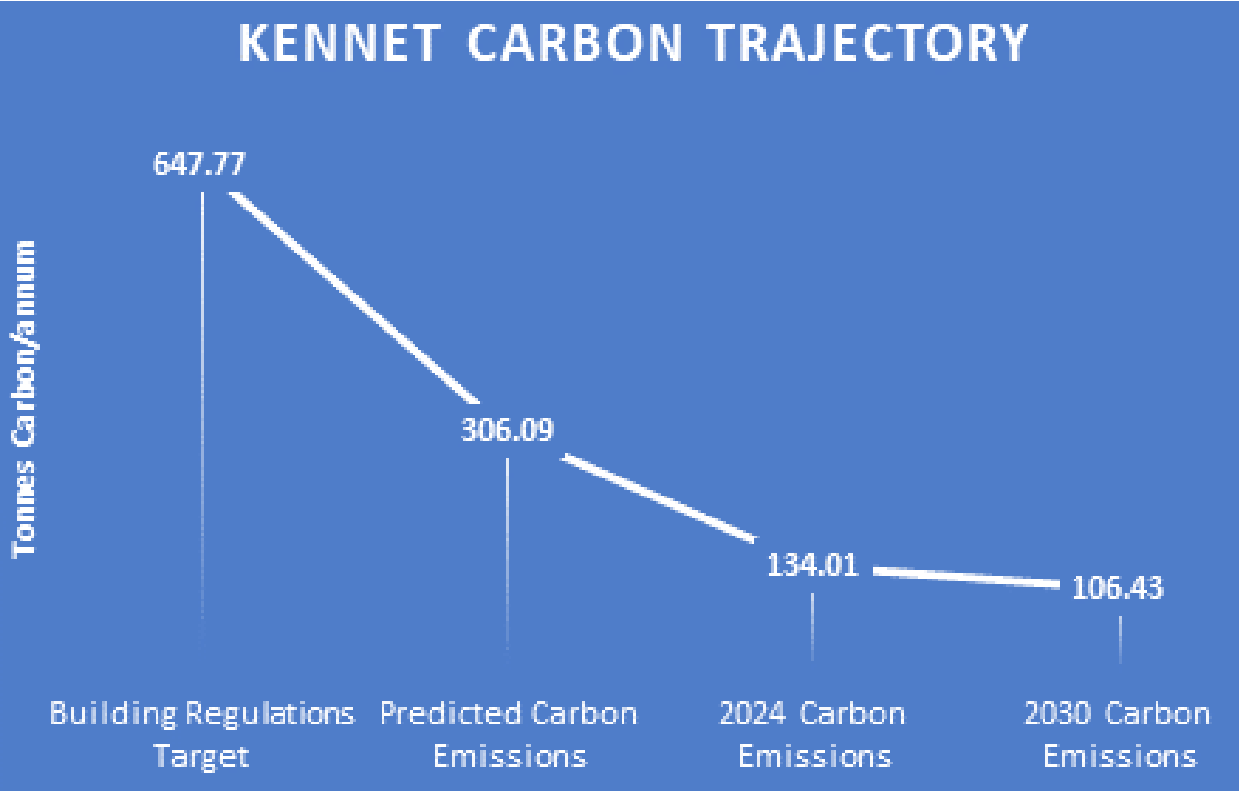
Where possible we will generate electricity through solar power

BREEAM® The new headquarters office building will strive to achieve BREEAM Excellent accreditation.

CARBON REDUCTION ASPIRATIONS

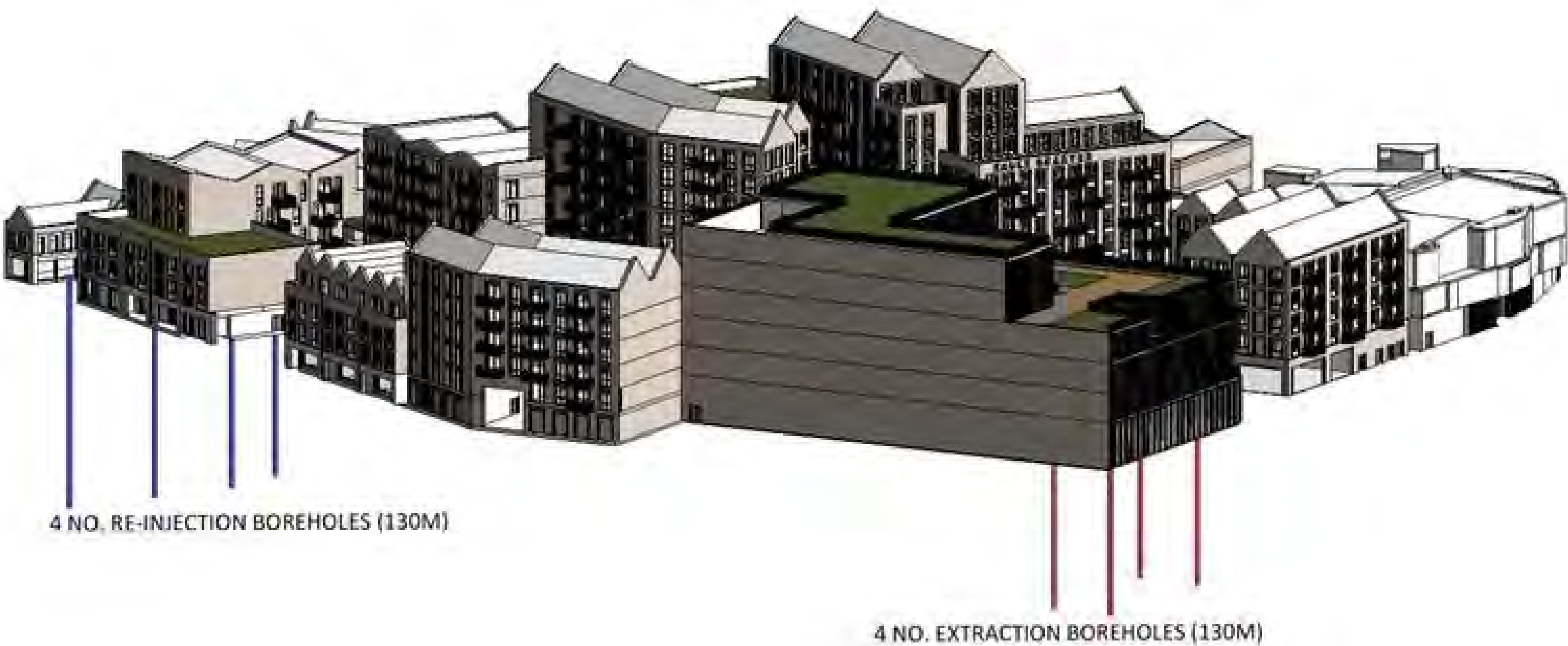
Ground Source Heating. We plan to use an innovative open loop ground source heat pump. This will have eight boreholes 130 m beneath the site which abstract heat from the groundwater . The heat pumps will generate heating and hot water for the development in an efficient and cost effective way.

Low Carbon Trajectory
The ‘Carbon Trajectory’ decreases annually, showing how the scheme will benefit from ongoing grid decarbonisation.

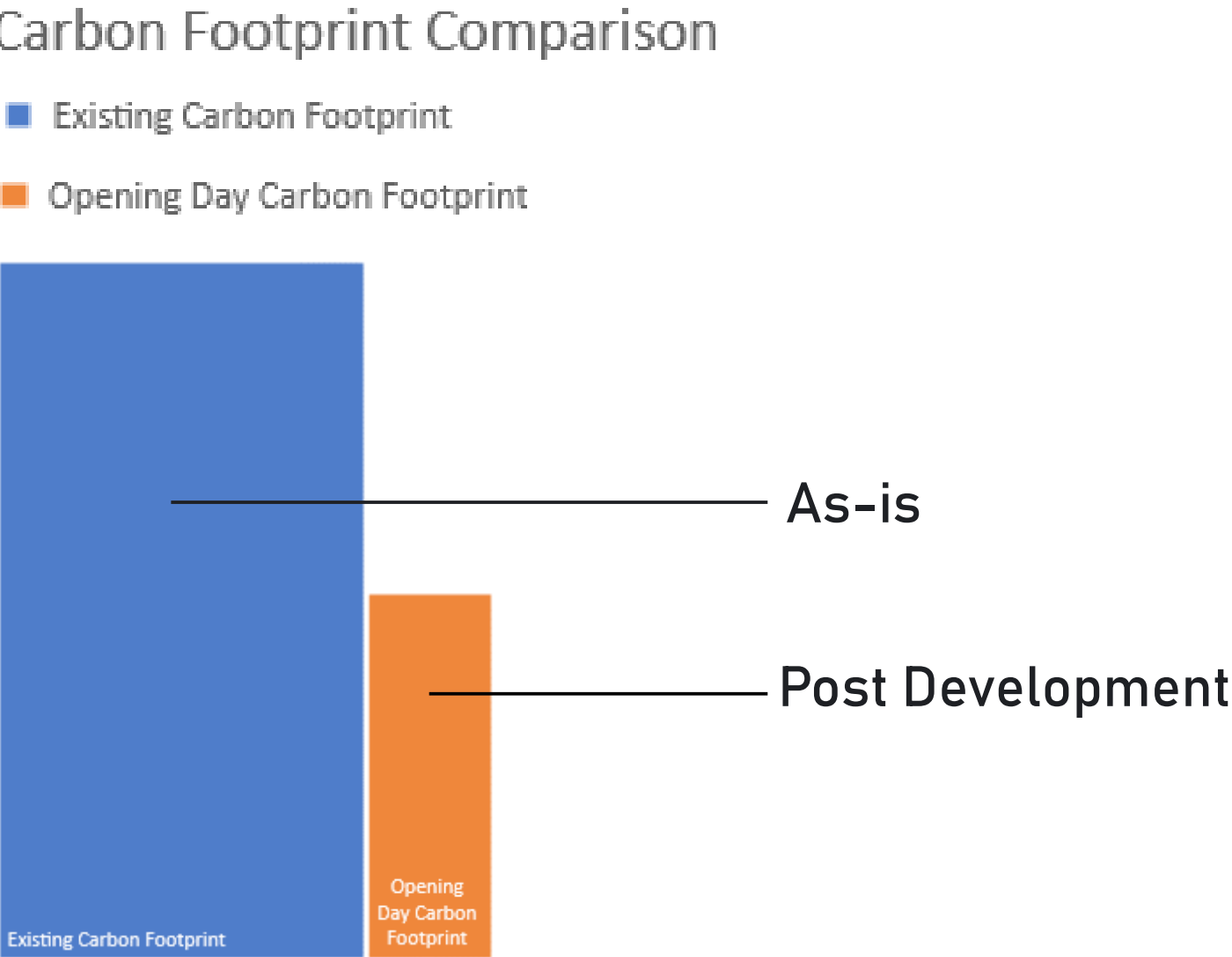


Scheme carbon trajectory in first 10 years of use

*The comparison is based on regulated energy (i.e. the energy associated with building fixed systems, such as heating, hot water and lighting)
**The total carbon figure for each stage is based on electrical consumption calculated from a Part L compliant SBEM Energy Model
*** SAP 10 Emission Factors have been used to calculate the carbon emissions for Building Regulations Target & Predicted Carbon Emissions, in line with calculations to be presented in the planning application
**** 2024 & 2030 Emission factors have been on Webtag Table 3.3 figures, ratio adjusted with BEIS figures



Existing vs Proposed
When comparing the carbon footprint of how the Kennet Centre performs now, with how our proposal is predicted to perform on day 1, the proposed scheme saves the equivalent of 2,528 passenger round trips to New York.



Operational carbon saved through redevelopment is the equivalent to 2,528 round trip passenger flights between London & New York****

*The existing carbon footprint has been based on the current Kennet Centre area schedule and typical energy consumption figures derived from CIBSE Guide F/Better Buildings Partnership
** SAP 10 Emission Factors have been used to calculate the carbon emissions for both scenarios
*** Opening day carbon footprint has been based on the Part L calculations for residential and non-residential and includes unregulated energy usage.
**** Based on 0.986 kg.CO2 per round trip (https://www.theguardian.com/environment/ng-interactive/2019/jul/19/carbon-calculator-how-taking-one-flight-emits-as-much-as-many-people-do-in-a-year)

Lochailort's Thames Quarter, Reading
Lochailort's Thames Quarter development in Reading is 26% more energy efficient than the Building Regulations require, saving 82.4 tonnes of CO2 every year through its on site Combined Heat & Power plant. This was a fossil-fuel (gas) powered solution whilst at Newbury we proposing a non-fossil fuel (renewables) powered solution.



Photo of Thames Quarter, Reading currently under construction

ALIGNING WITH THE NEWBURY TOWN COUNCIL STRATEGY

EAGLE
QUARTER.

"Making Newbury a town we can all be proud of."

Town Council's Goal 1: Help make Newbury a unique, welcoming, safe and well cared for town

How we're responding:

- Creating lively new pedestrianised streets which provide new links between the town's railway station, bus station and High Street and encompassing new public spaces which will green the Town Centre.
- Providing over 30 new flexible shops and restaurants that will be carefully curated with a focus on local, independent and artisan businesses.
- Retaining and enhancing the existing cinema & leisure wing, plus improvements to the existing multi-storey car park including additional parking spaces.



View key

Town Council's Goal 2: Foster a real sense of community

How we're responding:

- Providing around 400 hundred new homes, including a significant proportion purposely-designed for rent which include class-leading residents' amenities.
- More people living in the Town Centre will add to its footfall and benefit of existing shops and services.

Town Council's Goal 3: Take actions to address the climate emergency

How we're responding:

- Banning fossil fuels from the scheme and instead using a range of renewable energy solutions which will save at least 240 tonnes of CO2 emissions per annum.
- Providing a car club, cycle hire (including electric bicycles) and electric vehicle charging points.



Cafes with outdoor seating



Artisan shops



View of proposed Eagle Square and connection to Vue Cinema

SUMMARY

EAGLE QUARTER.

- 1. New streets, spaces, routes and connections that reconnect Newbury and are outward not inward looking.
- 2. New independent shops and cafes that fit with the character of historical Newbury to animate these routes and spaces.
- 3. Urban greening and exemplary sustainability aspirations.
- 4. New homes to create local expenditure to support local businesses.
- 5. Visible connections with the history of this site.
- 6. Wider benefits to the whole of Newbury.



View key

Legend	
1. Northbrook Street	12. Cheap Street
2. The Kennet River	13. Additional Parking
3. St Nicolas Church	14. Eagle Square
4. Bus Station	15. Vue Cinema
5. Market Place	16. Market Street
6. Cloth Court	17. Market Street Development
7. Kerseys Lane	18. West Berkshire Council Office
8. Corn Exchange	19. Newbury Railway Station
9. Bear Lane	
10. Wincombe Court	
11. Eagle Court	



Aerial view of proposed scheme



View from Eagle Way through Cloth Court towards Bartholomew Street and St Nicolas Church

From: Tony Vickers <Tony.Vickers@newbury.gov.uk>
Sent: 06 November 2020 13:51
To: Hugh Peacocke <hugh.peacocke@newbury.gov.uk>; Gary Norman <Gary.Norman@newbury.gov.uk>
Subject: Motion on Keeping Paths Open

This Council has a strategic goal to "prioritise and improve facilities for walking" in conjunction with West Berkshire District Council (WBDC); and will "actively encourage and support actions which will make Newbury more environmentally sustainable".

To this end, we have undertaken, by the end of 2020, to work with WBDC "to identify what additional signage and footpaths are required for walking to and from local schools" and then to "promote modal shift to low carbon modes of transport, especially walking".

The Town Council notes that WBDC's "Walking in Newbury" map shows numerous routes that are well used but have no legally protected status, an example being Fairview in Wash Common Ward; and that recently one of these (although in Speen parish) has been made subject to a repeat Public Safety Protection Order (PSPO) and remains closed.

We further note legal protection by Public Path Creation (or Definitive Map Modification Orders DMMOs) is a measure that any resident can use, either through WBDC using its statutory powers, or as a local council through agreement with landowners; and that residents of Wash Common - particularly those parents with children that attend (or have attended) John Rankin Schools have given strong support to a recent DMMO application for Fairview.

Council therefore resolves to urgently identify those walking routes in the town area which have no legal protection and take steps to apply for a DMMO on each, with priority given to those used for journeys to schools, shops and employment areas."

Happy to take comments but please accept this as an item for the next P&H agenda, as discussed with Cllr Norman.

Tony



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Future Work Programme for Planning and Highways Committee Meetings: 26th October 2020.

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 Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Update from The Western Area Planning Committee
10. Sandleford Park Joint Working Group – Update
11. Update on Town Centre re-opening
12. Newbury Community Football Ground Update

To be confirmed	Update on PDR's
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
7 December	Sovereign Housing Association?
June/ Sept/ December/ March (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 and Strategy proposals to RFO