

24<sup>th</sup> December 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**  
**Wednesday 6<sup>th</sup> January 2021 at 7.00 pm.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/85063311936?pwd=bGlmeXNVWVFDMERhbGRWZ3Exa2RhUT09>

Meeting ID: 850 6331 1936

Passcode: 603831

**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 7<sup>th</sup> December 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 6<sup>th</sup> January 2021)

Town Hall, Market Place, Newbury, RG14 5AA

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Making Newbury a Town  
we can all be proud of.

**5. Members' Questions and Petitions**

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 6<sup>th</sup> January 2021)

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

*Chairperson*

**To comment** on the planning applications listed at the attached schedule

**7. 20/02779/COMIND Newbury College, Monks Lane, Newbury, RG14 7TD**

*Chairperson*

**To comment** on the planning application.

**8. The WBC Draft Local Plan consultation (Appendix 3)**

*Chairperson*

**To Comment** and formulate a response.

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

**Application No: [20/01283/COMIND](#) for Proposed new access from London Road and the erection of wall and access gate For Newbury Business Park, London Road, Newbury.**

**Newbury Town Council's Comments (submitted 13/07/2020):**

Objection/comments: objection on the grounds that this will create unnecessary traffic on the junction of the A4.

*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 14<sup>th</sup> January 2021.

**10. Schedule of Prior Approval Applications (Appendix 4)**

*Chairperson*

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

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

*Chairperson*

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

**12. Town Centre Working Group Update (Appendix 5)**

*Chairperson*

**To Receive** an update from the Town Centre Working Group meeting held on 10 December 2020.

13. **The Sandleford Joint Working Group**  
*Chairperson*  
**To receive** an update from the Joint Working Group.
14. **Newbury Community Football Ground**  
*Chairperson*  
**To Receive** an update.
15. **Forward Work Programme for Planning and Highways Committee (Appendix 6)**  
*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 7<sup>th</sup> December 2020 at 7.00pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Nigel Foot (Vice-chairperson); Jon Gage (substitute); Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Tony Vickers and Gary Norman (Chairperson)

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer  
Darius Zarazel, Democratic Services Officer

**130. Apologies**

Councillor Billy Drummond (substitute Councillor Jon Gage)

**131. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, 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."

Councillor Jon Gage declared an interest in the minutes of the previous meeting, relating to Rivar, a company with which he is involved.

Councillor Gary Norman declared that he lived close to the applicants for application No. 12.

**132. Minutes**

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

- **Minute No. 103:** Response received from WBC "Unfortunately the provision of digital and radio signals or impacts on it fall outside of the scope of the planning permission on the site and the current application for amendments to that permission. Residents should bring these problems to the attention of the service providers."

Draft Minute No. 126 was amended to read Mr. Stuart Higgins instead of Mr. Stuart Clarke.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Phil Barnett

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 16<sup>th</sup> November 2020, be approved, and signed by the Chairperson with the amendment to minute number 126.

**133. Questions and petitions from members of the public**

There were none.

**134. Members' questions and petitions**

Question received from Councillor Phil Barnett:

*"Can this P and H committee of Newbury Town Council urge Newbury BID to put every effort in securing other retailers to relocate into the Town Centre."*

The Chairperson responded with the following answer:

*"Our own vice-chair of this committee is chairing the Town Centre Working Group which works closely with the BID, and because our own Council Leader is on the BID board, that this Council is already doing this"*

Question received from Councillor Nigel Foot:

*"It has come to my attention that the wooden footbridge crossing the Kennet and Avon Canal from the footpath at Russell Road to Northcroft Park ("The Monkey Bridge") is becoming dangerously slippery in wet or icy weather. Significant numbers of residents in Russell Road and Westfield Ward use the bridge and have posted concerns about the slippery nature of the footbridge on local Facebook Groups. The situation has become very urgent now as a resident recently slipped and fell, breaking two ribs and puncturing a lung, necessitating an admission to hospital.*

*Could the Chief Executive please write, as a matter of urgency, to West Berkshire Council requesting that the bridge surface is treated and made safe by providing a fit for purpose, all weather, non-slip surface that will prevent users slipping and falling in the future?"*

The Chairperson responded with the following answer:

*"We can rerefer this matter to West Berkshire District Council."*

**135. Schedule of Planning Applications**

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

**136. 18/00828/OUTMAJ (Amended Plans) Sandleford Park West, Newtown Road, Newtown, Newbury for Donnington New Homes.**

Members thanked the members of the Sandleford Joint Working Group for their recommendations and agreed to recommend their comments to the planning authority.

The Committee heard from a member of the public who pointed out that the proposals included Garden Close Lane which is not adopted, and which does not have a public right of way and it was agreed to point this out to the Planning Authority.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Jeff Beck

**Resolved** That the Committee supports the recommended comments from the Sandleford Joint Working Group with the addition of the comment that this council notes that the Garden Close Lane exit route is not within the control of the developer and might not be deliverable.

**134. Schedule of Prior Approval Applications**

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

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

Information was received and noted by the members.

**136. Town Centre Working Group Update**

Members received an update from Councillor Nigel Foot, Chairman of the Town Centre Working Group on the first meeting of the Working Group.

It was noted that the Working Group was due to meet again on 10 December.

**137. Town Council Strategy 2019-2024**

The meeting heard that the annual review of the Strategy is underway and the Committee was invited to make recommendations to the Strategy Working Group.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Jeff Beck

That the Committee recommends the following changes (in italics) to the Council's Strategy:

**1. F. Help deliver a well-presented town with high quality public amenities that support well-being, safety and visitors**

Well-being:

- a) By end 2020, work with West Berkshire District Council to identify what additional signage and footpaths are required for walking and cycling routes to

and from the Town Centre and local schools *and into the surrounding countryside*, and agree a programme for their delivery

**2. G. Provide a strong voice for Newbury to push the following with WBC, Newbury BID, etc:**

1. Lobby West Berkshire Council to adopt the following into their new Local Plan, expected in Q1/Q2 2020- add:

*d) To remove through traffic from the A339*

*e) To provide an overground crossing of the A339*

**3. Lobby WBC to:**

a) Provide a suitable football facility for Newbury's Men's, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provision a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with ~~3~~<sup>4</sup> G pitches providing higher availability for matches and training\*

(As amended by Full Council on 20th May 2020)

**138. Planning & Highways Committee Budget 2021-22**

The Committee considered the draft budget presented and recommended that the amount provided for the heritage Working group be increased from £1,000 to £3,000.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Jeff Beck

**Resolved:** That the recommended Planning & Highways Committee Budget, as amended above, be considered for inclusion of the Council's budget 2021-22 at the next scheduled Policy & Resources Committee Meeting Monday 18<sup>th</sup> January 2021.

**139. Newbury Community Football Ground.**

There was no further information currently. The Committee heard that Councillors Gary Norman and Vaughan Miller are due to meet Mr. Paul Anstey regarding the WBC Leisure Strategy.

**140. Recommendation from the Civic Pride, Arts and Leisure Committee**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Tony Vickers

**Resolved** that this council recommend to West Berkshire District Council that any proposals for revitalising the Town Centre should consider public art which reflects the 'Flow' concept of the Town Council's art trail.

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

It was agreed to add the following items to the agenda for Wednesday 6<sup>th</sup> January 2021:

1. The Draft Local Plan (WBC)
2. Planning Application at Newbury College Monks Lane Newbury RG14 7TD  
Ref. No: 20/02779/COMIND
3. If any of the following can attend, in priority:
  - Stuart Clarke, Drainage Officer, WBC
  - Sovereign Housing Association (re business model)
  - Stuart Higgins, WBC Public rights of Way officer, re pathways

**There being no other business the chairperson declared the meeting closed at 20.43hrs**

**Chairperson**



**Planning & Highways Committee Meeting 16<sup>th</sup> November 2020**  
**Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	No objection	<a href="#"><u>20/02666/LBC2</u></a>	65 Shaw Road Newbury for Robert Reeves	Replacement windows and internal alterations or new shower room
2	No objection	<a href="#"><u>20/02711/FUL</u></a>	3 Adlam Villas Greenham Road Newbury for Mr & Mrs Metcalfe	Full planning permission for the removal of Condition 3 of previously approved application 03/00679/FUL to enable change of use to Class E (g) with an additional four windows to provide sufficient natural light for office use
3	No objection	<a href="#"><u>20/02710/HOUSE</u></a>	3 Dickens Walk Newbury for Paul Reynolds	Proposed single storey rear extension.
4	No objection subject to the conditions of the EA.	<a href="#"><u>20/02607/HOUSE</u></a>	10 Castle Grove Newbury for Mr & Mrs Calow	Alterations to front facing dormer windows to enlarge window height, removal of existing single storey garage, new double storey side extension and single storey rear extension, removal of existing rear dormer to be replaced with new flat roof dormer, refurbishment to existing house interior with upgrades to existing insulation and energy efficiency.
5	No objection	<a href="#"><u>20/02572/HOUSE</u></a>	4 Norton Close Newbury for David & Claire Green	Single storey front and rear extension
6	No objection	<a href="#"><u>20/02614/HOUSE</u></a>	81 Valley Road Newbury for Mr & Mrs Powell	Single storey extension
7	No objection	<a href="#"><u>20/02599/HOUSE</u></a>	61 Conifer Crest Newbury for Mr Harris & Mrs Hart	First floor side extension and rear extension.
8	No objection	<a href="#"><u>20/02621/HOUSE</u></a>	Wentworth Garden Close Lane Newbury for Mr & Mrs J Fish	Proposed first floor side extension, single storey rear extension, garage conversion and associated alterations. External

				alterations to include render, timber cladding, replacement windows and slate roof.
9	No objection	<a href="#">20/02672/HOUSE</a>	8 Valley Road Newbury for Mr & Mrs Montgomery	Proposed loft conversion and single storey rear extension. The loft conversion will require a barn hip dormer at the side of the existing roof to allow for the stairwell and a box dormer at the rear, with one pitched side. The extension is to allow for an open plan kitchen diner
10	Support this application	<a href="#">20/02641/HOUSE</a>	14 Heather Gardens Newbury for Mr Adebayo Ganiyu	Retrospective application for the installation of three heat pump air conditioning units for heating and cooling in a residential property, wall mounted on the sides of the house.
11	No objection	<a href="#">20/02719/HOUSE</a>	Battlefield 29 Essex Street Newbury for Mrs J Hale	Single Storey rear extension.
12	No objection	<a href="#">20/02715/HOUSE</a>	22 Culver Road Newbury for Mr & Miss Hyde & Curtis	Proposed two-storey side extension and single-storey rear extension
13	No objection	<a href="#">20/02749/HOUSE</a>	19 Garford Crescent Newbury for Mr & Mrs Mussard	Single Storey Rear Extension
14	No objection	<a href="#">20/02605/HOUSE</a>	126 Craven Road Newbury for Mr & Mrs Shaw	Erection of an outbuilding to the rear garden.
15	No objection	<a href="#">20/02646/LBC2</a>	Newbury Lock Bartholomew Street Newbury for Canal River Trust	Proposed Erection of safety signage at Newbury Lock (Grade II Listed) Lock 85
16	No objection	<a href="#">20/02628/FUL</a>	Newbury Cricket and Hockey Club Northcroft Lane Newbury for Mr John O'Sullivan	Proposed single storey extension and replacement of existing flat roof with a pitched natural slate roof.
17	No objection	<a href="#">20/02568/LBC2</a>	33 Northbrook Street Newbury for Halo Furnishings Ltd	The planned works are to redecorate the interior of the premises consisting of new wall finishes, new flooring and some new lighting pendants. There is new signage

				proposed externally that will also be covered by a separate advertising Consent Application
18	No objection.	<a href="#">20/02732/HOUSE</a>	29 Westgate Road Newbury for Mrs Rachel Claridge & Mr Sinclair Brade	Single storey rear extension extending 5m from the rear of the house. Tiled gable end roof with a fully glazed gable end. Side extension, extending 2.1m from the side of the property and wrapping around the rear corner of the house to meet the gable end extension with a flat to pitched apron roof.
19	No objection subject to highways requirements	<a href="#">20/02704/HOUSE</a>	16 Groveland Road Speen Newbury for Mr & Mrs Kale	Erection of two storey side extension, single storey rear extension following demolition of existing converted garage.
20	No objection	<a href="#">20/02728/HOUSE</a>	1 Henwick Court Cottages Manor Lane Henwick Thatcham for Pete Choules	Erection of detached posh potting shed with oak porch and tiled roof, to be situated in the south-westerly corner of the garden, on the righthand side when viewing the property from the existing footpath, bordered by the adjacent field and existing footpath.

## Appendix 2

### Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No comment	<a href="#">20/02444/PASSHE</a>	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.

**Planning and Highways Committee Meeting**  
**Schedule of Planning Applications Wednesday 6<sup>th</sup> January 2021**

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	<a href="#">20/02884/HOUSE</a>	74 Kiln Road Newbury for Mr L Chard	Garage conversion to form annexe, first floor side extension and single storey rear extension
2	Clay Hill	<a href="#">20/02940/FUL</a>	B&Q London Road Newbury for B&Q LTD	Fencing and access gates.
3	Clay Hill	<a href="#">20/02910/FUL</a>	Car Park at B and Q London Road Newbury for London Road Limited	Erection of 1no. building for use within Class E along with associated drive-through lane, reconfiguration of existing car park and associated works
4	Clay Hill	<a href="#">20/02402/REG3</a> <b>(Amended Plans)</b>	Newbury Football Club Faraday Road Newbury for West Berkshire Council	Creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally.  <b>Amended:</b> 1. Amended Site Area - altered redline 2. Revised Planning Application Statement - have removed reference to 'e-booking' and replaced with first come first serve and describe the availability of public lavatories, their location and what facilities are present. 3. Revised Block Plan inc.; parking areas revised to achieve 6m aisles, altered provision between timber bollards and fencing and Proposed signage (format and route map to be agreed) to public lavatory facilities. 4. Amended Application Form 5. Description amended: the words "public recreational sport" has been replaced by "public recreation" to further clarify the proposed use of the site.

5	East Fields	<a href="#"><u>20/02711/FUL</u></a> <b>(Amended Plans)</b>	3 Adlam Villas Greenham Road Newbury for Mr & Mrs Metcalfe	Change of use to Class E (g) with an additional four windows
6	East Fields	<a href="#"><u>20/02930/HOUSE</u></a>	10 Porchester Road Newbury for Mr & Mrs Wilkin	Proposed front dormer to enlarge bathroom.
7	Speenhamland	<a href="#"><u>20/02879/HOUSE</u></a>	7 Amberley Close Newbury for Malcolm Sheppard	Proposed bay window and open porch
8	Speenhamland	<a href="#"><u>20/02970/HOUSE</u></a>	45 Maple Crescent Newbury for Mr & Mrs Norman	New studio garden building within rear garden, removal of existing trees and new boundary fence and the formation of new entranceway into Crescent with dropped kerb
9	Wash Common	<a href="#"><u>20/02983/REG3</u></a>	Park House School Andover Road Newbury for West Berkshire Council	Relocation and enlargement of the existing school library within a new extension that connects Park House with the main school building.
10	Wash Common	<a href="#"><u>20/02779/COMIND</u></a>	Newbury College Monks Lane Newbury for Feltham Construction Limited	Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.

11	Wash Common	<a href="#">20/00346/RESMAJ</a> <b>(Amended Plans)</b>	Land North Of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd	Approval of reserved matters following Outline Permission 19/00669/OUTMAJ [16 dwellings, including affordable housing, with access from Monks Lane, landscaping and associated infrastructure] Matters seeking consent: Appearance, Landscaping, Layout and Scale. <b>Amended:</b> Amended drawings including: Amended elevations for dwellings; Amendment of design of flats to a traditional dwelling form and double fronting to increased integration with public house and other dwellings; Alterations to parking layout to meet parking standards and highways advice; Indicative lighting scheme for footpath; Relocation of plot H1 to improve visibility splay on bend of road.
12	Wash Common	<a href="#">20/02904/HOUSE</a>	8 Three Acre Road Newbury for Mr & Mrs Meir	Single and two storey extensions with attic storage.
13	West Fields	<a href="#">20/02499/FUL</a>	32A Northbrook Street Newbury for Cass Holdings Ltd	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat.
14	West Fields	<a href="#">20/02699/FULEXT</a>	11 - 15 Bartholomew Street Newbury for Eden (Pearl House) Ltd	Section 73A: Variation of Condition 16 - Approved Plans and 17 - Landscaping, of planning permission 18/01827/FULEXT (Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with under croft and surface parking provisions).
15	West Fields	<a href="#">20/02973/FULEXT</a>	11 - 15 Bartholomew Street Newbury for Eden (Pearl House) Ltd	Section 73: Variation of Condition 10 (No occupant under age 65) of previously approved application 18/01827/FULEXT: Erect a part three and part four storey building comprising 60 Extra Care apartments

				(Class C2) with communal facilities and two retail units (336m2) with under croft and surface parking provisions.
17	West Fields	<a href="#">20/02964/ADV</a>	17 - 19 Northbrook Street Newbury for Tesco Metro	2X Fascia signs, 1X Projecting sign and 2X Graphic signs
18	<b>Adjacent Parish</b> (Clay Hill)	<a href="#">20/02865/HOUSE</a>	6 Yates Copse Newbury for Mr Howe & Mrs Dennett	Two storey side extension, conversion of garage to enlarge kitchen dining room, including additional bedroom and enlarged existing bedroom with internal alterations, additional parking space created to frontage.
19	<b>Adjacent Parish</b> (Speenhamland)	<a href="#">20/02788/RESMAJ</a>	Land Adjacent to Hilltop Oxford Road Donnington Newbury for David Wilson Homes (Southern)	Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.

20	<b>Adjacent Parish</b> (Wash Common)	<a href="#">20/02842/FUL</a>	Falkland Cricket Club Enborne Street Newbury for Mr Daniels	Proposed pitched roof single storey pavilion containing a hall, kitchen, storage and sanitary facilities for use of the 1st Wash Common Scout Group. The existing pavilion at Battery End will be demolished once the new building is commissioned and the space will allow for the development of a single four bed dwelling with commensurate parking in an already established residential street
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## Release

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**Date:** 11 December 2020

### **West Berkshire Council invites feedback on emerging draft Local Plan Review 2020 - 2037**

West Berkshire Council is inviting members of the public to have their say on the emerging draft version of its Local Plan Review 2020 - 2037. The 8 week public consultation period commences 11 December 2020 and closes on Friday, 5 February 2021. Residents, partners and other key stakeholders can read the draft Local Plan Review and provide feedback on the Council's Local Plan Consultation Portal <http://consult.westberks.gov.uk/kse>.

The emerging draft Local Plan Review sets out the vision that West Berkshire will be a welcoming place for business, provide residents with sufficient housing, and facilitate well-designed and sustainable development.

The draft plan looks at future levels of need for new homes, employment and other land uses along with the associated infrastructure requirements. In line with published government policy, the Local Plan Review includes the requirements for new market, affordable and specialist housing as well as Gypsy and Traveller accommodation.

The draft proposal extends the existing Local Plan from 2026 to 2037 to accommodate new housing needs as well as adopt environmentally-friendly development measures. This includes new policies for contributing to the health and wellbeing of residents, minimising the demand for energy, and protecting the water environment.

The draft plan also takes into account the Council's declaration of a climate emergency in July 2019, and as such the plan seeks to have the majority of

development in places that reduce car dependency. In addition, the plan proposes policies that seek to make the fullest contribution towards transitioning to a low carbon society.

The plan also proposes working with partners to conserve and enhance the district's heritage, local distinctive character of towns and villages, and North Wessex Downs area of outstanding natural beauty.

In addition, the draft proposal supports the council's 2019 – 2023 strategies for developing local infrastructure including housing to support and grow the local economy, as well as to maintain a green district. The plan also incorporates findings from reviews and consultations held since 2018.

[Councillor Hilary Cole](#), Executive Member for Housing at West Berkshire Council, said:

“We are inviting residents and stakeholders to provide their feedback on our emerging draft Local Plan Review, which is our planned approach to the sustainable development of housing and associated infrastructure across West Berkshire until 2037.

“We want to ensure that we meet forecast needs for housing for residents over the next 17 years, whatever their stage of life, income and level of ability. All developments and land uses must be of high quality design and construction, and contribute to an attractive, safe and accessible environment for all. Furthermore, we are very keen to facilitate and support a strong economic base with employment land that provides for a range of local job opportunities.

“It's important that people get involved and have their say so that plans are truly representative of our District's requirements. The best way to provide feedback is via our Local Plan Consultation Portal (<http://consult.westberks.gov.uk/kse>), where any comments made by registrants will be stored for their personal use.”

The Local Plan Review proposes to meet the majority of development needs through an increased focus on Newbury and Thatcham area, with a specific concentration on Northeast Thatcham (approximately 2500 homes). Sandleford will also roll forward as a strategic allocation (approx. 1500 homes).

Additional units will be allocated through Neighbourhood Development Plans across the district (315 homes).

Further proposed sites are listed in Policies SP13-15. Due to the publication of a revised Detailed Emergency Planning Zone (DEPZ) by the Emergency Planning

Authority in March 2020, which precludes residential development within the DEPZ, no strategic development is proposed at Grazeley.

The draft review also sets out a strategy for distributing development in the district and the policies for protecting, conserving and enhancing the natural and built environment.

The plan is being produced in close partnership with neighbouring authorities to ensure that cross-boundary planning issues are being taken into account.

Following this consultation period, the amended plan will be subject to further consultation and will subsequently be submitted to the Government for examination in 2021.

### **About the Local Plan Consultation Portal**

The Local Plan Consultation Portal is an electronic system used by the planning policy team to help people to get involved in the planning process. One-time registration is required to access the portal. Registrants can opt to safely and securely sign up to the portal with their Facebook or Twitter account should they wish to do so.

Registering on the Local Plan Consultation Portal will allow members of the community to receive email updates on the progress of the Local Plan and planning policy consultations, view the Council's consultation documents and make comments online. The [privacy notice](#) explains more about how the Council uses the data that participants provide.

The emerging draft Local Plan Review 2020 – 2037 document can also be downloaded from: <https://info.westberks.gov.uk/localplanreview2037>.

**ENDS**



## Darius Zarazel

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**From:** Hugh Peacocke  
**Sent:** 16 December 2020 10:00  
**To:** Planning and Highways Committee  
**Cc:** Darius Zarazel  
**Subject:** FW: Response to stakeholder consultation re Settlement boundary  
**Attachments:** InkedWash Water\_LI.jpg; Coley Farm.JPG; InkedGreenham gap\_LI.jpg; InkedShawDon\_LI.jpg

Dear Members

The Local plan review consultation is on the agenda for our meeting 06 Jan 2021

This email might be of assistance in formulating our response to same.

Kind regards

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**From:** Hugh Peacocke  
**Sent:** 31 March 2020 12:36**To:** 'PlanningPolicy' <planningpolicy@westberks.gov.uk>  
**Cc:** Kym Heasman <kym.heasman@newbury.gov.uk>; Gary Norman <Gary.Norman@newbury.gov.uk>; Tony Vickers <Tony.Vickers@newbury.gov.uk>; Nigel Foot <Nigel.Foot@newbury.gov.uk>; David Marsh <David.Marsh@newbury.gov.uk>  
**Subject:** Response to stakeholder consultation re Settlement boundary

Dear Planning Policy,

Newbury Town Council thanks you for the opportunity to respond to this matter. It was considered by our Planning and Highways Committee, who set up a small working Group to look at it in more detail, before the Committee finally agreed its response last evening.

The meeting discussed potential changes to the Newbury Settlement Boundary and our recommendations are marked as shaded areas on the accompanying maps.( The current Settlement Boundary being shown in black.)

During the discussion, it became apparent that the Newbury Town Centre Settlement Boundary allows for very little further development within the existing boundary. The extensive new housing developments will be in areas to the north of Newbury, some areas to the east and also to the south at Sandleford. Consequently, no CIL funding would be payable to Newbury Town Council from these developments and yet all the new residents moving into these areas will be using Newbury Town facilities and regard themselves as Newbury residents.

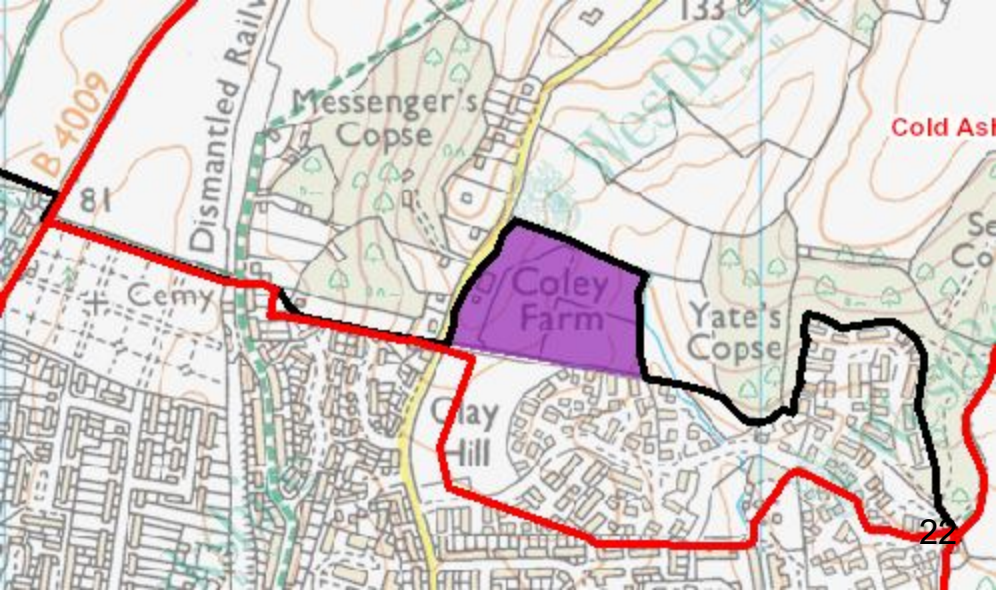
It was felt that there are 2 ways to address this problem:

- a) To initiate a Community Governance Review that, if voted for by residents, would allow for changes in the Parish Boundaries, thereby allowing scope for CIL monies to come into Newbury, to fund increased facilities needed within Newbury Town arising from the proposed developments, or
- b) That the District Council allocates a reasonable proportion of the CIL collected by them (85% net) to Newbury Town Council, to enable us to provide/ improve community facilities for the new residents.

Please acknowledge receipt of our submission and confirm that it will be considered in the current Local Plan Review.

We would welcome your views/comments on our recommended changes to the Settlement boundary and your thoughts on the CIL anomalies arising from same.

Kind regards



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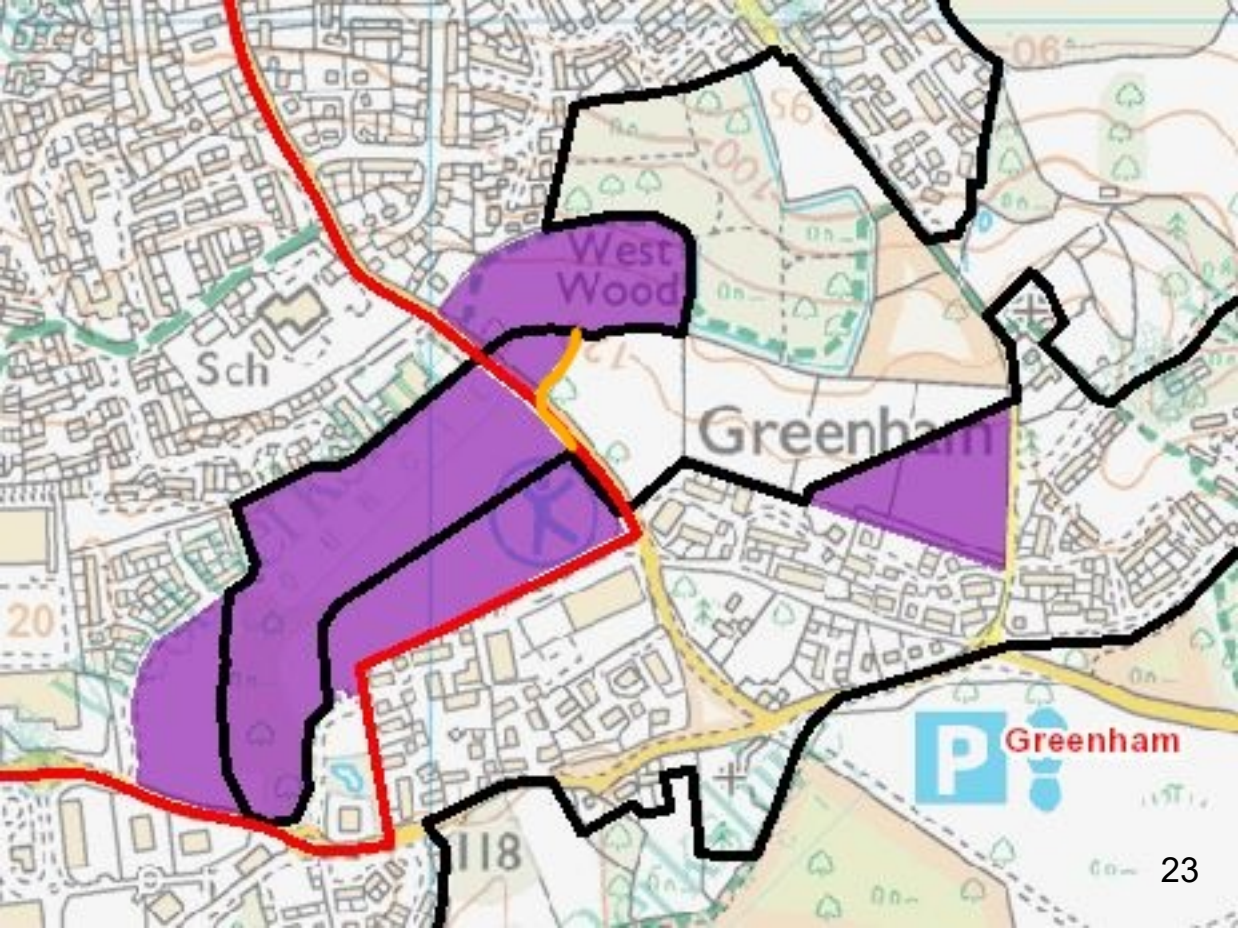
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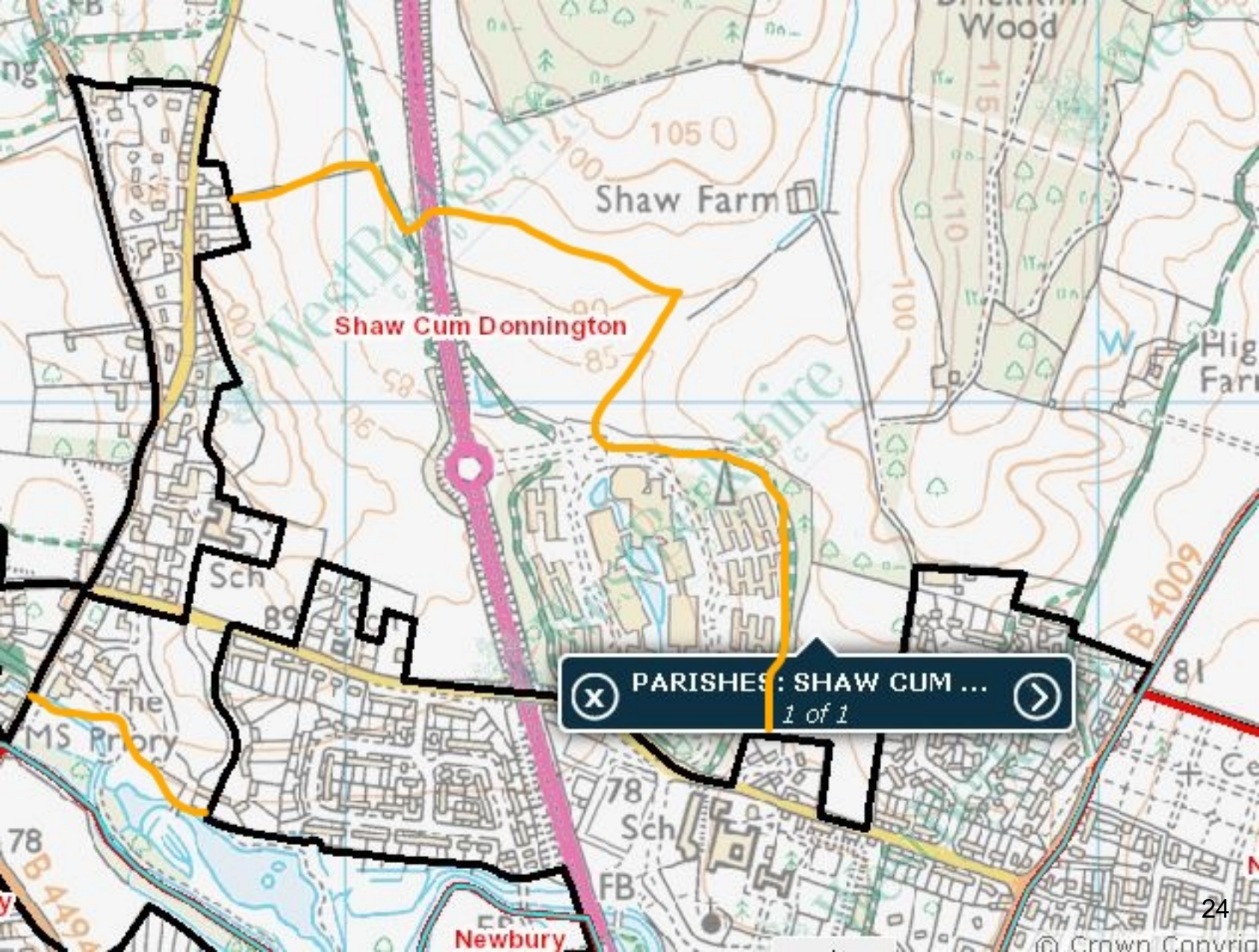
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PARISHES: SHAW CUM ...  
1 of 1





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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*

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## 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.*

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## 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."

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- 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?

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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, any proposals for the Sandleford Strategic site allocation need to meet our sustainability requirements. Given the Climate Emergency declarations by this Council and West Berkshire District Council, the choice of Sandleford as a strategic site needs to be reviewed., ~~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.

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

## 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.

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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.

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## APPENDIX 4

### 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	Wash Common	<a href="#">20/02839/PASSH E</a>	5 Kings Mead Newbury for Mr & Mrs Kyprian	An application to determine if prior approval is required for a proposed: Extend existing rear extension. Dimensions 4.20m from rear wall, 3.80m maximum height, 2.60m eaves height.
2	West Fields	<a href="#">20/02828/PACOU</a>	7 - 9 The Broadway Newbury for Richard Cotton	Prior approval for first and second storey to be subdivided into 4 flats all with adequate natural light to habitable rooms.
3	West Fields	<a href="#">20/02829/PACOU</a>	7 - 9 The Broadway Newbury for Richard Cotton	Prior approval for subdivision of ground floor retail unit into 3 separate flats and associated new openings to ensure adequate natural light to all habitable rooms.

**Minutes of a meeting of the Town Centre Working Group held by Virtual Meeting  
on Zoom Monday 10<sup>th</sup> December 2020 at 10:00 hours.**

**Parties:**

- A) Newbury Town Council: Councillors Martin Colston, (Deputy-Chairperson) Olivia Lewis, and (Chairperson) Nigel Foot
- B) Newbury BID: Mellissa Hughes, Richard Farley, and Andy Marmot
- C) GL Hearn: Asha Hearn, James Piggott, Andrew Bradshaw, and Clover Long
- D) Urban movement: Oliver Davey
- E) Newmasterplanning: Lora White
- F) Hemingway Design: () Wayne
- G) West Berks District Council: Gabrielle Mancini, and Neil Stacey

Lora White (exited at 11:06),  
Oliver Davey (exited at 11:06),  
Andrew Marmot (joined at 10:13, exited at 11:15),  
Richard Farley (joined at 10:36)  
( ) Wayne (joined at 10:30, exited at 10:56)

**In Attendance:**

Hugh Peacocke, Chief Executive Officer at Newbury Town Council  
Darius Zarazel, Democratic Services Officer at Newbury Town Council

**Apologies:**

( ) Wayne (Hemingway design) not present until 10:30

**Welcome and introductions:**

Chairman Foot gave an introductory statement.

**Newbury Town Centre Masterplan:**

A & B: Meet the Team and advise the Team of Key Issues and Priorities for Newbury

- GL Hearn as planning and property advisors –  
Andrew Bradshaw led the presentation from GL Hearn, Introduction to the team and master plan. Wants to incorporate feedback. Over 600 responses to survey.  
There are 2 stages of study – 1<sup>st</sup> is the learning/listening which started this week and continues until end of March. 2<sup>nd</sup> stage is incorporating it and will continue until the end of July.  
Noted suggestions from Olivia Lewis about the nature of the survey, mentioning the lack of nuance of answers (slightly agree, fully agree, etc.) – Andrew Bradshaw said he would inform Hemingway Design of this.

CEO to send a copy of the BID shopper survey.

NTC offered to display Physical posters placed around the town about the survey. Look at placing a paper copy in the Newbury Weekly News.

No problem with extending the survey by an additional week (closer to the end of January 2021).

Wants to know the key priorities from NTC.

Cllr Colston suggested

- the pedestrianisation of the Market Place,
- using the American bridge for all traffic and fully pedestrianizing Northbrook street,
- properly integrate Bartholomew street into the town, and
- note the impact of online shopping on physical. Andrew Marmot said that the shift to digital retail will slow and physical retail has an enormous part to play in the future – this point is seconded by Richard Farley.

Andrew Bradshaw is looking at the BT tower, looking to engage in potential redevelopment – alongside the mail buildings and yard.

Andrew Bradshaw thanked all for their comments.

- Hemingway Design –

Oliver Davey mentioned the unique nature of Newbury, the one road across the river. Not totally decided upon a specific solution to date.

When asked about overcrossing for the A339, mentioned that only parts would need to be crossed. Compromises would need to be taken – it is currently a harsh environment.

() Wayne wanted to wait for feedback from the public in the survey before making decisions on design. Also wants to achieve a demographic balance of responders.

Andrew Bradshaw agreed and hoped to get as much engagement from the younger demographics as possible.

- BID –

Melissa Hughes emphasised the heritage of Newbury, making sure that business is attracted into Newbury (individuals and companies), utilising the canal visitors.

Melissa High said the BID has seen high levels of footfall, 73% of last year's numbers. 25,000 people last Saturday. Evidence of locals using the Highstreet more.

Richard Farley talked about the Kennet Centre footfall figures falling. Since lockdown they are at 50% of last years figure. Some shops have been successful.

Overall, relatively positive but uncertain.

- WBC –

Neil Stacey urged against use of the American bridge for all vehicles as it has historically caused gridlock in the town as traffic came off the A339 and that this would also disrupt the bus routes. In addition, he said that the recent changes, anecdotally, have made traffic flow better.

Gabrielle Mancini says that, while ensuring safety and feasibility, WB rules nothing out. On the Government Highstreet fund, the South east has not benefited from this. If there was community

buy-in to a project, then attracting the investment becomes easier. WB wants to deliver as much as possible regardless of central Gov funding.

She also mentioned that WB would push the survey in schools and Newbury College.

Main points:

Push the survey – Community, as well as online, consultation.

Stressed for the need for pedestrianisation, especially in the face of the climate emergency. Want to seriously engage with this.

Linking Bartholomew street into the town centre more.

Emphasising that physical shopping will remain important in the future

Suggested agenda for the following meeting:

Examine the survey results with GL Hearn

**To fix the date of the next meeting: 10.00 am, Thursday the 4<sup>th</sup> of March 2021**

**Meeting closed at: 11:31**

## Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 6<sup>th</sup> January 2021.

### 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	Stuart Clark – Advise on drainage, flood control and river management.
	Stuart Higgins – Advise on footpaths
	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