

Notice of Meeting



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Western Area Planning Committee Wednesday 14 March 2018 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Further information for members of the public

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Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148



Agenda - Western Area Planning Committee to be held on Wednesday, 14 March 2018
(continued)

Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:
jenny.legge@westberks.gov.uk / rachel.craggs@westberks.gov.uk /
jo.reeves@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 6 March 2018



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(continued)

To: Councillors Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, James Cole, Billy Drummond, Adrian Edwards, Paul Hower, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing

Substitutes: Councillors Howard Bairstow, Jeanette Clifford, James Fredrickson and Mike Johnston

Agenda

Part I

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|---|---|--------------|
| <p>(1) Application No. and Parish: 17/03434/COMIND - Land South of Newbury College, Monks Lane, Newbury</p> <p>Proposal:</p> <p>Location:</p> <p>Applicant:</p> <p>Recommendation:</p> | <p>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</p> <p>Land South of Newbury College, Monks Lane, Newbury</p> <p>West Berkshire Council</p> <p>To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.1)</p> | <p>5 - 6</p> |
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Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support



West Berkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 14 March 2018
(continued)

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.



WESTERN AREA PLANNING COMMITTEE ON 14TH MARCH 2018

UPDATE REPORT

Item No: (1) **Application No:** 17/03434/COMIND **Page No.** 23 - 54

Site: Land south of Newbury College, Monks Lane, Newbury

Planning Officer Presenting: Jake Brown

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Mr Peter Norman

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Jon Winstanley
Mr Bill Bagnell
Mr Greg Bowman

Ward Member(s): Councillor Billy Drummond
Councillor Jeremy Bartlett

Update Information:

The Traffic Flow Estimates Table provided in page 35 of the report is amended to start from 2019 and now reads:

Year	Pupils	Staff	AM 08.00 to 09.00 hours			PM 17.00 to 18.00 hours		
			Arrive	Depart	Total	Arrive	Depart	Total
2019	56	11	45	38	83	1	7	8
2020	86	13	66	58	124	1	9	10
2021	116	15	88	78	166	1	10	11
2022	146	17	109	98	207	1	11	12
2023	176	19	131	118	249	1	13	14
2024	206	21	152	138	290	1	14	15
2025	236	23	174	158	332	1	15	16

Traffic flow estimates for proposed at 1FE School

The Highways Officer has recommended that condition 23 proposed in the report is amended to require details of parking prior to the development commencing as the details of parking submitted are not acceptable. Therefore condition 23 is to be amended to read:

23. No development shall commence until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. This includes a wider section of access road fronting the school to 7.0 metres to allow on street parking when required. All details shall show how the parking spaces are to be surfaced and marked out. The use of the school hereby approved shall not commence until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Since the production of the committee report Thames Water have submitted further comments requesting a condition to secure details of a drainage strategy prior to development commencing. This condition was not requested in their initial response to this application, nor for the previously granted scheme. Details of drainage has been supplied for this application and given the extant permission it is not considered necessary or reasonable to attach a condition as requested by Thames Water.

DC