

**WESTERN AREA PLANNING COMMITTEE  
ON 14<sup>TH</sup> 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

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**Planning Officer Presenting:** Jake Brown

**Member Presenting:**

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**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.

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