

## Simon Till

---

**From:** Paul Coe  
**Sent:** 20 November 2018 13:28  
**To:** Simon Till  
**Subject:** RE: Application 18/02121/OUTMAJ

Simon,

Thanks. As you say, it doesn't change my position. The manager here feels there would be demand.

Yours,

Paul

**Paul Coe**

**Acting Head of Adult Social Care**

Adult Social Care West Berkshire Council West Street House West Street Newbury RG14 1BZ  
(01635) 503386 | Ext 3386 | Fax (01635) 503388 [paul.coe@westberks.gov.uk](mailto:paul.coe@westberks.gov.uk)  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

To access local information and services for adults, children and families on our NEW West Berkshire Directory use this link: [www.directory.westberks.gov.uk](http://www.directory.westberks.gov.uk)



 Please consider the environment before printing this e-mail

---

**From:** Simon Till  
**Sent:** 20 November 2018 13:23  
**To:** Paul Coe <Paul.Coe@westberks.gov.uk>  
**Subject:** RE: Application 18/02121/OUTMAJ  
**Importance:** High

Paul

Thank you very much for your comments. I appreciate your position. One thing I need to correct my advice to you on is that the currently approved scheme is an outline planning permission that provides for up to 70 extra care units (which it is proposed to replace with up to 50 residential flats). I don't anticipate that this will significantly alter your position, but please let me know if you would like to update your comments.

Also the query was raised last night by Cllr Macro, not Cllr Metcalf.

Kind regards

Simon Till

Principal Planning Officer

E-mail: [simon.till@westberks.gov.uk](mailto:simon.till@westberks.gov.uk)

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

☎ Contact Centre: (01635) 519111



Please consider the environment before printing this e-mail

***This Council implemented its Community Infrastructure Levy (CIL) on 1<sup>st</sup> April 2015. Planning applications may be liable for payment of the levy. For more information please visit our website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).***

---

**From:** Paul Coe

**Sent:** 20 November 2018 12:32

**To:** Simon Till <[Simon.Till@westberks.gov.uk](mailto:Simon.Till@westberks.gov.uk)>

**Cc:** Karen Felgate <[Karen.Felgate@westberks.gov.uk](mailto:Karen.Felgate@westberks.gov.uk)>; Robert Bradfield <[Robert.Bradfield@westberks.gov.uk](mailto:Robert.Bradfield@westberks.gov.uk)>; Thomas Bailey <[Thomas.Bailey@westberks.gov.uk](mailto:Thomas.Bailey@westberks.gov.uk)>; Tandra Forster <[Tandra.Forster@westberks.gov.uk](mailto:Tandra.Forster@westberks.gov.uk)>

**Subject:** RE: Application 18/02121/OUTMAJ

Simon,

The current situation is that WBC has three available extra-care housing schemes and they are in Hungerford, Newbury and Thatcham. The lack of extra-care provision within the eastern half of West Berkshire has been raised as a concern by the responsible Care Management teams. There are sheltered schemes, but the level of support falls short of what we would expect in Extra Care.

The effect of this is that some people will end up in residential care earlier than necessary, creating a cost for WBC.

I cannot give a robust answer on the level of demand but the Team Leader in our east Locality felt that 55 units would be in line with her sense of the demand.

Yours,

Paul

**Paul Coe**

**Acting Head of Adult Social Care**

Adult Social Care West Berkshire Council West Street House West Street Newbury RG14 1BZ

(01635) 503386 | Ext 3386 | Fax (01635) 503388 [paul.coe@westberks.gov.uk](mailto:paul.coe@westberks.gov.uk)

[www.westberks.gov.uk](http://www.westberks.gov.uk)

To access local information and services for adults, children and families on our NEW West Berkshire Directory use this link: [www.directory.westberks.gov.uk](http://www.directory.westberks.gov.uk)



Please consider the environment before printing this e-mail

---

**From:** Simon Till  
**Sent:** 20 November 2018 09:11  
**To:** Paul Coe <[Paul.Coe@westberks.gov.uk](mailto:Paul.Coe@westberks.gov.uk)>  
**Subject:** FW: Application 18/02121/OUTMAJ

Hello Paul

I understand that Karen has copied you in on this for response. Please note below and attached. Many thanks.

Kind regards

Simon Till  
Principal Planning Officer  
E-mail: [simon.till@westberks.gov.uk](mailto:simon.till@westberks.gov.uk)

Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

Contact Centre: (01635) 519111

Please consider the environment before printing this e-mail

***This Council implemented its Community Infrastructure Levy (CIL) on 1<sup>st</sup> April 2015. Planning applications may be liable for payment of the levy. For more information please visit our website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).***

---

**From:** Simon Till  
**Sent:** 20 November 2018 09:09  
**To:** Karen Felgate <[Karen.Felgate@westberks.gov.uk](mailto:Karen.Felgate@westberks.gov.uk)>; Robert Bradfield <[Robert.Bradfield@westberks.gov.uk](mailto:Robert.Bradfield@westberks.gov.uk)>; Thomas Bailey <[Thomas.Bailey@westberks.gov.uk](mailto:Thomas.Bailey@westberks.gov.uk)>  
**Subject:** FW: Application 18/02121/OUTMAJ

Hello Karen

Thanks for coming back to me so quickly. They are up on the website, and I've attached a copy to this email, together with the covering letter.

This is a section 73 variation of conditions app to remove the requirement for over 55s "extra care" units. The situation is that the "extra-care" units were proposed by the applicant rather than being suggested in discussions with the Council, and having spoken to the case officer, Bob Dray, there was no particular appetite for them to be included in the scheme amongst officers at the time the original application was considered. However, Cllr Metcalf has expressed concern. The item is going to Committee, presently with an officer's recommendation of approval, next week.

Kind regards

Simon Till

Principal Planning Officer

E-mail: [simon.till@westberks.gov.uk](mailto:simon.till@westberks.gov.uk)

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

☎ Contact Centre: (01635) 519111



Please consider the environment before printing this e-mail

*This Council implemented its Community Infrastructure Levy (CIL) on 1<sup>st</sup> April 2015. Planning applications may be liable for payment of the levy. For more information please visit our website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).*

---

**From:** Karen Felgate

**Sent:** 20 November 2018 08:58

**To:** Simon Till <[Simon.Till@westberks.gov.uk](mailto:Simon.Till@westberks.gov.uk)>; Robert Bradfield <[Robert.Bradfield@westberks.gov.uk](mailto:Robert.Bradfield@westberks.gov.uk)>; Thomas Bailey <[Thomas.Bailey@westberks.gov.uk](mailto:Thomas.Bailey@westberks.gov.uk)>

**Cc:** Paul Coe <[Paul.Coe@westberks.gov.uk](mailto:Paul.Coe@westberks.gov.uk)>

**Subject:** RE: Application 18/02121/OUTMAJ

Hi Simon

I am copying in Robert Bradfield and Thomas Bailey who work on ASC contracts – however ASC themselves will probably want to comment too so I have also cc'd in Paul Coe Head of ASC so that he is aware.

Are all the plans still available on line so that colleagues can comment on them?

Thanks

Karen

**Karen Felgate**

**Service Manager Commissioning**

West Berkshire Council, Market Street, Newbury, RG14 5LD

01635 519586 (Ext 2586) [karen.felgate@westberks.gov.uk](mailto:karen.felgate@westberks.gov.uk)

[www.westberks.gov.uk](http://www.westberks.gov.uk)

---

**From:** Simon Till

**Sent:** 19 November 2018 18:10

**To:** Karen Felgate <[Karen.Felgate@westberks.gov.uk](mailto:Karen.Felgate@westberks.gov.uk)>

**Subject:** FW: Application 18/02121/OUTMAJ

Hello Karen

Are you in ASC and are you able to help me with this at all? Happy to have a quick chat to discuss it on Tuesday if you're about.

Kind regards

Simon Till

Principal Planning Officer

E-mail: [simon.till@westberks.gov.uk](mailto:simon.till@westberks.gov.uk)

✉ Development & Planning, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD

☎ Contact Centre: (01635) 519111



Please consider the environment before printing this e-mail

***This Council implemented its Community Infrastructure Levy (CIL) on 1<sup>st</sup> April 2015. Planning applications may be liable for payment of the levy. For more information please visit our website at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil).***

---

**From:** Alan Macro [<mailto:alan@macro.org.uk>]

**Sent:** 19 November 2018 17:51

**To:** Simon Till <[Simon.Till@westberks.gov.uk](mailto:Simon.Till@westberks.gov.uk)>

**Subject:** Application 18/02121/OUTMAJ

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

---

Dear Simon,

Without Prejudice

I would have expected the council's Adult Services to have a comment on the potential loss of 70 extra-care sheltered housing units. They don't appear to have commented to date.

The Housing Service has calculated that 81 affordable units should be provided, i.e 25% of 325 units. Since the total number of units will be reduced to 305 if permission is granted, shouldn't this be 76, i.e. 25% of 305?

Highways doesn't seem to have taken into account that occupiers of conventional flats are very likely to own motor vehicles whereas occupiers of extra-care sheltered housing are not. The 50 conventional flats are therefore likely to generate significant amounts of more traffic, particularly in the peaks, than the extra-care units.

--

***Kind Regards,***

***Alan Macro***

***Councillor for Theale***

***West Berkshire Council***