

**WESTERN AREA PLANNING COMMITTEE
ON 25 MAY 2011**

UPDATE REPORT

Item No: (2) **Application No:** 11/00490/FUL **Page No.** 19

Site: Land adjacent Falkland Surgery, Monks Lane, Newbury

Planning Officer Presenting: Michael Butler

Member Presenting: N/a

Parish Representative speaking: Cllr. Phil Barnet (Support)

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Peter Frampton/John Modzman Montpellier

Ward Member(s): Councillor Johnston
Councillor Tuck

Update Information:

Corrections to agenda report—the uco 2004 should read uco 2005.—para 5.3 –first line.
Para 6.3.3 – First sentence should read "the policy position has already been examined"

Newbury Town Council –support the application.

Greenham Parish Council have responded . Have not objected per se but raise worries over the following issues

Most concerned about lack of consultation. Would have wanted pre application discussions at the very least. The applicant has since apologised for any disrespect caused.

Gpc note that the rugby club already have planning permissions in place for materials infilling—this could have an impact on the new residents of the health care facility. The existing surgery is already under strain—where will it expand if the Sandleford Park allocation goes ahead? Monks Lane should not be a road hazard to the prospective occupants of the facility.

The applicants agents have provided further information as follows. The application site was used for informal practice for the under 5s , but they now use another part of the club site. If the application is approved then other facilities at the club will be improved as a result. More information has been provided on the need for the new centre –residents have already been identified if the project proceeds. The scheme complies with the Councils own Infrastructure Delivery Plan , PPS1 and the Councils Housing Strategy of 2005. It also fully complies with the Councils Adult Social Care Strategy of 2008 to 2011 , in their view. The same applies to the Councils Supporting People Strategy 2005 to 2010,, and the Councils own emerging development plan . It is supported by the Planning for Growth Ministerial Statement of March 2011, which encourages sustainable development where possible for regeneration and community purposes. There are no suitable alternative sites for the application at present in the town which are both affordable and which would also comply with policy, and finally if approved the rugby club will be enhanced through the cash injection derived from the scheme.

The Fire and Rescue Service have responded , indicating that there is a possible requirement for a fire hydrant on site , but this has not yet been finalised.

One letter of support from a local resident saying that the facility will be excellent in meeting local healthcare needs. The facility is a care home not a psychiatric hospital. It is contrary to policy but an exception should be made due to the community need shown.

Three further letters of objection based upon similar concerns as in the main agenda report.

The head teacher of Park House School has noted that whilst they do not object to the application, it is important that no future occupants should be a possible risk to school pupils . However also welcomes the chance to get students involved in the facility in their own education.