

**WESTERN AREA PLANNING COMMITTEE  
30 JUNE 2021**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 20/02294/COMIND                      **Page No.** 79-105

**Site:** The Kiosk, Victoria Park, Newbury

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Michael Pagliaroli (Agent) Joining via Zoom available to answer questions  
David Ingram Joining via Zoom - speaking  
Roger Hunneman Joining via Zoom available to answer questions  
Phillip Allen Joining via Zoom available to answer questions

**Ward Member(s):** Councillor Andy Moore  
Councillor Martha Vickers

**1. Additional Consultation Responses**

<b>Conservation:</b>	The window sections in aluminium which have been submitted are acceptable, but would like confirmation of the colour and finish.
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Plans had been submitted in the course of the application indicating sections for the doors and windows. These have been confirmed as being aluminium. However further information is required of the colour and finish, and so condition 2 has been amended to include the door and window details. It is proposed to amend the wording of condition 4, so that details of the colour and finish are approved before the window are installed.

**2. Access During Construction Works**

The application site is situated adjacent to the Lime Avenue which is also a Public Right of Way Newbury/23/1. In addition the park is also visited by a wide range of members of the public including children, and young people. The application has not included details of how

deliveries to the site will be accommodated, or how the site and materials will be safely accommodated in close proximity to the skate park and play areas. It is considered that in the interests of public safety that a plan is submitted to indicate parking for site operatives; loading and storage arrangements for plant and materials; access to the site, including hardstandings, and the haulage across the site, as well as details of any hoardings around the site. This can all be addressed through a condition, which is included in the updated recommendation.

**3. Updated Recommendation**

The recommendation remains as set out in the agenda committee report, subject to the following amended and additional conditions.

<p>2</p>	<p><b>Approved Plans (amended)</b></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> <li>i. Location Plan received on 6th October 2020;</li> <li>ii. Site Plan and Block Plan Drawing No. 1284-PL01 Rev A received on 26th January 2021;</li> <li>iii. Proposed Block Plan and Floor Plan Drawing No 1284-PL01 Rev A received on 26th January 2021;</li> <li>iv. Proposed Elevations Drawing No 1284-PL03 Rev A received on 26th January 2021;</li> <li>v. Building Footprints Drawing No 6263.404 Rev A received on 12th March 2021;</li> <li>vi. Tree Protection Plan Drawing No 110-A received on 26th January 2021;</li> <li>vii. Heritage Design and Access Statement prepared by Michael Pagliaroli Architects September 2020 received on 2nd October 2020;</li> <li>viii. Bat Survey Report May 2019, Prepared by Greengage received on 2nd October 2020;</li> <li>ix. Arboricultural Method Statement Rev A January 2021 prepared by John W Platts Chartered Landscape Architects Ltd received on 26th January 2021;</li> <li>x. Tree Protection Plan Drawing No. 110-A received on 26th January 2021;</li> <li>xi. Flood Risk Assessment and Drainage Statement prepared by Stuart Michael Associated SMA Ref: 6263-FRA&amp;DS Issue:01 September 2020 received on 2nd October 2020;</li> <li>xii. FRA &amp; Drainage Technical Note prepared Stuart Michael Associated SMA Ref: 6263 dated 5th March 2021 received on 12th March 2021;</li> <li>xiii. Bifold Doors details (Four doors) received on 27th January 2021;</li> <li>xiv. Bifold Doors details (Double doors) received on 27th January 2021;</li> <li>xv. Window Details T&amp;T received on 27th January 2021;</li> <li>xvi. Window Details Raked Frame received on 27th January 2021; and</li> <li>xvii. Steel Security Door received on 27th January 2021;</li> </ul> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
<p>4.</p>	<p><b>New Windows/Areas of Glazing and Doors (amended)</b></p> <p>No works to window/door/roof openings shall take place until detailed plans and specifications of such works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include colour and finishes. The windows/areas of glazing/external doors shall be installed in accordance with the approved plans, colours and finishes</p> <p>Reason: To protect the character and appearance of the Conservation Area. This</p>

	<p>condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD and the Newbury Town Design Statement.</p>
19	<p><b>Site Access Plan (added)</b></p> <p>No development shall take place until a Site Access Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved Site Access Plan. The Site Access Plan shall include measures for:</p> <ul style="list-style-type: none"> <li>(a) Parking of vehicles of site operatives and visitors;</li> <li>(b) Loading and unloading of plant and materials;</li> <li>(c) Storage of plant and materials used in constructing the development;</li> <li>(d) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;</li> <li>(e) Temporary access arrangements to the site, and any temporary hard-standing;</li> <li>(f) A plan indicated the preferred haulage routes across Victoria Park;</li> </ul> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). A pre-commencement condition is required because the Site Access Plan must be adhered to during all demolition and construction operations.</p>