

Notice of Meeting



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Western Area Planning Committee Wednesday, 11 August 2021 at 6.30pm Update Report

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.

Date of despatch of Agenda: Tuesday, 3 August 2021

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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
Email: planningcommittee@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 on (01635) 503043 Email: jenny.legge@westberks.gov.uk



Agenda - Western Area Planning Committee to be held on Wednesday, 11 August 2021
(continued)

To: Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth (Chairman), Jeff Cant, Hilary Cole, Carolyn Culver, Clive Hooker, Tony Vickers (Vice-Chairman) and Howard Woollaston

Substitutes: Councillors Jeff Beck, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 20/02779/COMIND, Land South of Newbury College, Monks Lane, Newbury, Greenham** 5 - 8
- Proposal:** Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - 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.
- Location:** Land South of Newbury College, Monks Lane, Newbury.
- Applicant:** Re-Format LLP on behalf of West Berkshire Council
- Recommendation:** To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8).

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.

Agenda - Western Area Planning Committee to be held on Wednesday, 11 August 2021

(continued)

- (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.

Sarah Clarke

Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on (01635) 519462.



West Berkshire
C O U N C I L

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**WESTERN AREA PLANNING COMMITTEE
DATED 11.08 2021**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred,
- Part 3 - applications where members of the public wish to speak,
- Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 20/02779/COMIND Newbury College, Monks Lane, Newbury

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Part 4 N/A

**WESTERN AREA PLANNING COMMITTEE
11 AUGUST 2021**

UPDATE REPORT

Item No: (1) **Application No:** 20/02779/COMIND **Page No.** 18-38

Site: Land South of Newbury College, Monks Lane, Newbury.

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mark Lewis (WBC Education Place Planning and Development Manager and Project Sponsor) and Greg Bowman (WBC Property Project Officer), via Zoom

Ward Member(s): Cllr Adrian Abbs, Cllr David Marsh, Cllr Tony Vickers

1. Additional Consultation Responses

Public representations:	None
Newbury Town Council:	No comment.
Greenham Parish Council:	No comments received.
Highways Officer:	No objections following submission of revised kiss and drop layout

2. Highways comments on revised kiss and drop layout

The highways officer has been consulted on the revisions to the kiss and drop facility subject of condition 20 requiring provision of the northern kiss and drop arrangement being provided by September 2025. As such the recommendation is unaltered.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

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