

Supplemental Items for Western Area Planning Committee

Thursday 3 October 2024 at 6.00 pm
in Council Chamber, Council Offices,
Market Street, Newbury

Part I

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| (1) | Application No. and Parish: 23/02094/FULMAJ - The Mall, The Kennet Centre, Newbury | 5 - 8 |
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Supplemental Items

Western Area Planning Committee to be held on Thursday 3 October 2024 *(continued)*

- Proposal:** Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents' ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.
- Location:** The Mall, The Kennet Centre, Newbury, RG14 5EN
- Applicant:** Lochailort Newbury Ltd
Eagle House 108-110 Jermyn Street
London
SW1Y 6EE
- Recommendation:** PROVIDED THAT a Section 106 Agreement has been completed within 3 months (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Development Manager to **GRANT PLANNING PERMISSION** subject to the conditions listed in section 8 of this report (or minor and inconsequential amendments to those conditions authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee).

Or, if the Section 106 legal agreement is not completed, to delegate to the Development Manager to **REFUSE PLANNING PERMISSION** for the reasons listed in section 8 of this report.

WESTERN AREA PLANNING COMMITTEE DATED 03 OCTOBER 2024

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 for a site visit,
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) 23/02094/FULMAJ - The Mall, The Kennet Centre, Newbury

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Part 4 N/A

WESTERN AREA PLANNING COMMITTEE

03 OCTOBER 2024

UPDATE REPORT

Item No: (1) Application No: 23/02094/FULMAJ Page No. 5 - 112

Site: The Mall, The Kennet Centre Newbury RG14 5EN

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	A further handwritten letter of objection has been received by the Council to which states the following <ul style="list-style-type: none">- We do not need 12 or 6 storey flats here- The town is being ruined by big ideas and money- The motorway should have gone the other side of the racecourse- There is nothing wrong with the current Kennet Centre which is warm and dry and has lovely features.- It should be given a chance to get back on track and the people who work in it are great.- It should look to attract Waitrose, Sainsburys, or Iceland.- The demolition of the centre would have an adverse impact on long term residents of Newbury.
Petition Update	Updates to Petitions and Representations <p>The Newbury Society has submitted updated totals for their petition against the development.</p> <ul style="list-style-type: none">- This information includes 4 sheets of paper petitions (totalling 65 signatures) collected since the petition was originally provided to the Council.- A further 76 signatures to the online petition.- Two further comments attached to the online petition stating the following<ul style="list-style-type: none">o "This is over development and not in keeping with our community. I support regeneration of the Kennet Centre, but development should be no more that 4 stories with some 5 story units OK. Affordable units must be at least 20% and there should be a parking to unit ratio of at least 0.8."o "This proposed development will spoil a key part of the town centre."

3. Reference to Storeys within Report

The report erroneously states that the height of the development would be 7 storeys at its highest point. The highest block in the proposed development is in fact 8 storeys tall (part of Block S).

5. Heads of Terms for Section 106 Agreement

Officers recommend that the trigger for the Viability Review (affordable housing) (contained in sections 22 and 25 of the committee report) is updated to the following:

Viability Review (affordable housing)

The Owner shall not Occupy or permit to be Occupied a number or percentage of the Residential Units until the Owner has submitted to the Council a Full Viability Reassessment for the Council's review and approval. The number or percentage of residential units shall be Delegated to the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee.

6. Highways Update

The Highway Officer provides the following update:

Highway Officers can now agree all of the proposed highway works and off-site financial contributions and can now on balance recommend approval subject to the following:

To facilitate access to the development site, a Section 278 Agreement under the Highways Act 1980 to provide:

- i. Closure of the existing Market Street vehicle access and reinstatement of footway
- ii. Footway resurfacing along the frontage of Market Street
- iii. Resurfacing of Bartholomew Street from Market Street to the proposed new vehicular access to enable the provision of a two way traffic section
- iv. Relocation of rising bollards within Bartholomew Street
- v. Reconfiguration of the Bartholomew Street / Market Street traffic signal junction
- vi. Provision of vehicle access onto Cheap Street
- vii. Associated works

A Section 106 Agreement under the Town Country & Country Planning Act 1990 to provide:

- i. A financial contribution of £500,000 towards upgrading / replacing the town centre Visual Message Signing (VMS)
- ii. A financial contribution of £15,000 for a traffic regulation order and associated signage to allow two way cycling along Bartholomew Street from Market Street to Bridge Street.
- iii. A financial contribution of £70,000 towards improvements to the Market Street / Station MSCP and pedestrian links from the car park to Market Street as follows:
 - Improvements to doors to enable easier use and opening
 - Improvements to directional signage within the car park
 - Improvements to the surface markings of pedestrian routes through the car park to the lift area and to the car park vehicle entrance with coloured surfacing and markings
 - Improvements to the footway on the western side of Market Street fronting alongside the council office building with footway widening, a raised crossover across the grasscrete access area and a marked and coloured surface route to the car park vehicle entrance
 - Associated works

7. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amendment to the Planning Obligation.

2.	Viability Review (affordable housing) The Owner shall not Occupy or permit to be Occupied a number or percentage of the Residential Units until the Owner has submitted to the Council a Full Viability Reassessment for the Council's review and approval. The number or percentage of residential units shall be Delegated to the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee.
4.	Highways i. A financial contribution of £500,000 towards upgrading / replacing the town centre Visual Message Signing (VMS) ii. A financial contribution of £15,000 for a traffic regulation order and associated signage to allow two way cycling along Bartholomew Street from Market Street to Bridge Street. iii. A financial contribution of £70,000 towards improvements to the Market Street / Station MSCP and pedestrian links from the car park to Market Street as follows: <ul style="list-style-type: none">• Improvements to doors to enable easier use and opening• Improvements to directional signage within the car park• Improvements to the surface markings of pedestrian routes through the car park to the lift area and to the car park vehicle entrance with coloured surfacing and markings• Improvements to the footway on the western side of Market Street fronting alongside the council office building with footway widening, a raised crossover across the grasscrete access area and a marked and coloured surface route to the car park vehicle entrance• Associated works

WESTERN AREA PLANNING COMMITTEE

LIST OF SPEAKERS

Item: 3(1) Application: 23/02094/FULMAJ Page No: 5-112 Site: The Mall, The Kennet Centre, Newbury RG14 5EN	
Presenting Planning Officer:	Matthew Shepherd
Parish Council representative:	Newbury Town Council – Councillor Andy Moore
Objector(s):	Mr Anthony Pick Mr David Peacock – The Newbury Society Mrs Ruth Hebbs
Supporter(s):	
Applicant/Agent:	Professor Robert Adam (Robert Adam Architectural Consultancy Ltd) Speaking Mr Hugo Haig
Ward Member(s):	Councillor Martin Colston Councillor Louise Sturgess

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