

Supplemental Items for District Planning Committee

Wednesday 13 November 2024 at 6.00
pm

in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

5. **Update Report**

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Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

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DISTRICT PLANNING COMMITTEE

13 NOVEMBER 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 4(1) 23/02094/FULMAJ - The Mall, The Kennet Centre, Newbury

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Part 4 N/A

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DISTRICT PLANNING COMMITTEE

13TH NOVEMBER 2024

UPDATE REPORT

Item No: 4(1) Application No: 23/02094/FULMJ Page No. 13-211

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:	Seven further representations from the public have been submitted to which raise similar issues to those summarised already in the officer report.
Newbury Society:	<p>Concern raised in regard two parking areas in the Kennet Centre to which the Newbury Society has suggested the Highways officer has miscalculated.</p> <p>One is the area of parking on top of the Kennet Centre (up the ramp from Market Street), which contains 47 parking spaces which would be lost with the demolition of this part of the centre (not 66). These are spaces used by those currently with shops in the centre (marked 'A' on the attached aerial view).</p> <p>In addition to these spaces, an area of 66 spaces on the east side of the multi-storey car park, with access from level 2 of the multi-storey car park (marked 'B' on the aerial view), would be demolished to make way for the southern end of Block S. These are 66 spaces currently available to the public. This area has not been acknowledged by planning officers in their report.</p> <p>In addition, we understand from the western area planning meeting that changes to the multi-storey car park itself would lead to the loss of more spaces there, with the reduction from 415 to 392 spaces.</p> <p>Taken together, these mean a total loss of 136 spaces (not 66), 89 of them available to the public. The developers' plans involve the creation of 83 new spaces, meaning a net reduction in the number of parking spaces in Newbury town centre of 53 spaces, while space has to be found at the same time for parking for 427 new flats.</p> <p>The report to district says "that the loss of 66 or so spaces should not affect the overall parking calculations" (15.17 p. 58). But new spaces which replace demolished spaces should not be included as part of this development's parking provision, leaving it with a shortfall.</p>

	<p>The Newbury Society dispute the weight given to this matter in the planning balance.</p> <p>The Newbury society also raises concern that scale and mass of this development is not included in the report as a distinct issue in weight up this application.</p>
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3. Clarification of Report

The figures in paragraph 9.17 should be changed from 117 to 177 and 167 to 227 to reflect the overall proposed development of 427 units.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions. The condition has been amended in consultation with the applicants to adjust the trigger to allow the conditions to be discharged whilst the existing building is being demolished should approval be given.

42	<p>Plant noise</p> <p>Prior to any works above foundation level development (apart from demolition work) the following shall be submitted to the Local Planning Authority:</p> <ul style="list-style-type: none"> a) written details concerning any proposed air handling plant associated with the development including: <ul style="list-style-type: none"> - the proposed number and location of such plant as well as the manufacturer's information and specifications; - the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice - and the intended operating days and times. b) calculations showing the likely impact of noise from the development; c) a scheme of works or such other steps as may be necessary to minimize the effects of noise from the development; <p>No construction above foundation level apart from demolition work shall commence until written approval of a scheme under (c) above has been given by the Local Planning Authority. All works forming part of the scheme shall be completed before any of the dwellings is first occupied.</p> <p>Reason: In the interests of the amenities of neighbouring occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy 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 necessary because insufficient detailed information accompanies the application, so it is necessary to approve these details before any development takes place.</p>
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DISTRICT PLANNING COMMITTEE

LIST OF SPEAKERS

13.11.2024

Item: 4(1) Application: 23/02094/FULMAJ Page No: 13-211 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 David Peacock - The Newbury Society Mr Anthony Pick Mrs Ruth Hebbes
Supporter(s):	N/A
Applicant/Agent:	Lochailort Newbury Ltd - Mr Hugo Haig Robert Adam Architectural Consultancy Ltd - Professor Robert Adam
Ward Member(s):	Councillor Martin Colston Councillor Louise Sturgess

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