

WESTERN AREA PLANNING COMMITTEE

16 JULY 2024

UPDATE REPORT

Item No: (1) Application No: 24/00908/FUL Page No. 5-22

Site: 6 Northcroft Lane, Newbury, RG14 1BU

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	No further representations received.
Highways Officer:	After reviewing the agenda pack, a condition is recommended to ensure the existing car parking area is only used for pick-up and drop-off purposes.

3. Flood Risk Assessment

It has been brought to Officer's attention that both the Flood Risk Assessment and Flood Warning and Evacuation Plan both state that there is no historical evidence of flooding. This is incorrect and Officers are aware that Northcroft Lane has flooded in the past including earlier this year. However, this does not change Officers recommendation. This application seeks to change the use of an existing building from a nursery to a SEND school where the proposal would not represent an increase in the vulnerability of the users of the site. The agenda report has taken into account the relevant flooding matters for a change of use. Even with the evidence of historic flooding the development is still considered to comply with Policy CS16 of West Berkshire Core Strategy (2006-2026) and the NPPF.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amendments to the approved plan condition (to correct a drawing title) and cycle parking condition and the condition requested by the Highways Officer. The amendment to the cycle parking condition is requested because further details of the proposed shelter and further clarification on whether an existing structure needs to be removed to accommodate the cycle parking in the proposed location are required. At the time of issuing the update report the amendments to the cycle parking condition have not been agreed.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- (i) Location and Site Plan (2100 E100 P5) received on 24.06.2024;
- (ii) Ground & **First Floor** Plans (001) received on 30.04.2024;
- (iii) Heritage Statement (Heritage Fusion, 2100) received on 30.04.2024;

- (iv) Flood Risk Assessment (GeoSmart: 81842R1) received on 14.05.2024;
- (v) Swept Path Analysis Minibus (Drawing 2403067-TK01) within Transport Statement Final by Motion received on 30.04.2024;
- (vi) Email from Agent: Response to Highways Consultation received on 24.06.2024;
- (vii) Email from Agent: No changes to parking area received on 05.07.2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

4. **Pre-commencement: Cycle parking**

Notwithstanding the details accompanying the application, the hereby approved SEND School shall not be first brought into use until cycle parking/storage facilities for the school have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be maintained and kept available for that purpose at all times.

Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014). A pre-commencement condition is required because the cycle parking should be made available for users from the first date of occupation. To be agreed.

7. **Existing Parking Area Restriction**

Upon the development being brought into use, the existing car parking shall be designated for parents, and shall not be used for staff car parking. The parking and/or turning space shall thereafter be kept available for parent parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).