

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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