

WESTERN AREA PLANNING COMMITTEE

ON 5 FEBRUARY 2014

UPDATE REPORT

Item No: (3) **Application No:** 13/01937/FULD **Page No.** 41 - 56

Site: Phoenix House, Bartholomew Street, Newbury

Planning Officer Mrs Isabel Johnson
Presenting:

Member Presenting:

Parish Representative speaking: Councillor Phil Barnet

Additional Speaker: Anthony Pick – Newbury Society

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor A Vickers
Councillor G Mason

Update Information:

Queries raised by Cllr Vickers regarding:

1. Absence of contribution towards public open space

No public open space contribution can be justified in this case because there is no net additional pressure in terms of people numbers. Figures are: occupation rate for B1 use: 96 people. Proposed residential use for 8 one bed units and 2 two bed units: 16.24 people.

2. Minimal private amenity space

HSG13, CS14 and the SPD Quality Design provide guidance on the provision of private amenity space where appropriate. It is accepted that a town centre location such as this will have more limited opportunity for private amenity space. With the proposed mix of units, the space provided and some internal communal storage space also provided, the conversion of the office use is considered justified.

3. Parking in private car park

Highways have confirmed residents would be entitled to residents parking permits. Parking spaces as part of the planning application were not proposed and are not considered an overriding factor in the consideration of the scheme. Highway Officers have also made a number of evening visits and consider that on street and public car parking is available close to the site.

4. Pedestrian access link

A procedure, separate from a planning application is available to members in order to process and claim the introduction of a PROW. For instance, there is a link being claimed currently between Craven Road and St Davids Road.

No letters of representation received.

DC