

From: Bill Bagnell

Sent: 27 July 2018 15:35

To: Gary Rayner <Gary.Rayner@westberks.gov.uk>; Colin Broughton <Colin.Broughton@westberks.gov.uk>; Andy Green (Property) <Andy.Green@westberks.gov.uk>; Katherine Goodchild <Katherine.Goodchild@westberks.gov.uk>; Shiraz Sheikh <Shiraz.Sheikh@westberks.gov.uk>; Derek Carnegie <Derek.Carnegie@westberks.gov.uk>

Cc: Richard Turner <Richard.Turner@westberks.gov.uk>; Jo Naylor <Jo.Naylor@westberks.gov.uk>; Paul Hendry <Paul.Hendry@westberks.gov.uk>; Nick Carter <Nick.Carter@westberks.gov.uk>

Subject: RE: Newbury Town F.C Stand URGENT

Hi Gary,

Many thanks for this and apologies not to acknowledge before. Can I double check something – removal of the stand needs a consent, but is it a planning consent (which a member could call in) as opposed to a demolition consent which is procedural and to an extent advisory / Building Control related (which the link seems to suggest)?

Many thanks, Bill

From: Gary Rayner

Sent: 18 July 2018 15:45

To: Bill Bagnell; Colin Broughton; Andy Green (Property); Katherine Goodchild; Shiraz Sheikh; Derek Carnegie

Cc: Richard Turner; Jo Naylor; Paul Hendry; Nick Carter

Subject: RE: Newbury Town F.C Stand URGENT

Hi Bill

My view is that it will be necessary to get “prior approval” for the demolition of the stand.

The stand would fall under the definition of a building as a structure and the demolition is development. I am assuming the stand is over 50 cubic metres (there have been a number of planning permissions for stands on the site), so prior approval for its demolition is required under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. You can read that via this link to double check my conclusion against your additional knowledge.

<http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/11/crossheading/class-b-demolition-of-buildings/made>

Hungerford will need planning permission to use it as additional or replacement provision at their ground.

I’m certain there will be Building Regulation considerations to take account of in rebuilding it in Hungerford.

I’m sure we could accept short term temporary storage of the dismantled structures (at either location) without the need for any planning permission being sought, so that the necessary permissions can be put in place.

I’m copying in Derek because it will be his team that deals with the specific applications at the Newbury and Hungerford ends. (Katherine’s involvement will remain as support to the wider corporate project, rather than the planning applications that come from that).

As always, I'm sensitive about the Planning element being described as a possible delay. It is a part of the project in the same way that taking it down, transporting it and putting it up again is part of the project, or waiting for the contractor to be available is part of the project but not described as a delay.

Now that everyone knows the answer to yesterday's question, and that Prior Approval of the demolition is needed and Planning permission is needed for the re-siting, there is an opportunity to get applications in and under consideration. We will deal with it as quickly as possible, once it is with us.

Thanks
Gary

From: Bill Bagnell
Sent: 17 July 2018 11:13
To: Colin Broughton <Colin.Broughton@westberks.gov.uk>; Andy Green (Property) <Andy.Green@westberks.gov.uk>; Gary Rayner <Gary.Rayner@westberks.gov.uk>; Katherine Goodchild <Katherine.Goodchild@westberks.gov.uk>; Shiraz Sheikh <Shiraz.Sheikh@westberks.gov.uk>
Cc: Richard Turner <Richard.Turner@westberks.gov.uk>; Jo Naylor <Jo.Naylor@westberks.gov.uk>; Paul Hendry <Paul.Hendry@westberks.gov.uk>; Nick Carter <Nick.Carter@westberks.gov.uk>
Subject: RE: Newbury Town F.C Stand URGENT
Importance: High

Thanks Colin.

Hi Gary and Katherine,

The football club have vacated the grounds and are in the process of removing assets belonging to them. We have agreed to give them extended access by arrangement in order to take kit. The outgoing club have offered the demountable spectator stand (which doesn't belong to WBC) to Hungerford Town Football Club who very much wish to purchase it from the club. As said it is entirely demountable without fixed foundations. Please will you confirm as soon as possible there is no planning issue with this. We believe we have no right to stop this disposal which will benefit financially the outgoing club and benefit Hungerford in terms of replacement facilities – we will leave Hungerford to check whether they need planning to erect this stand in replacement of anything they have now. [REDACTED]

Thanks, Bill

From: Colin Broughton
Sent: 17 July 2018 10:26
To: Bill Bagnell; Andy Green (Property)
Cc: Richard Turner; Jo Naylor; Paul Hendry
Subject: FW: Newbury Town F.C Stand

Bill, Andy,

There is now a proposal for Hungerford FC to remove the stand at Newbury Football ground and transport it to Hungerford and Hungerford FC has asked whether there would be any statutory notices need to be issued prior to commencing work.

Is planning consent required or Building Regs required for such work since this could delay the project.

Is there anything else required such as method statement, health and safety assessment and presumably the contractor would need sight of any asbestos report relating to the property.

Regards,

Colin

From: norman [REDACTED]
Sent: 16 July 2018 18:19
To: Colin Broughton <Colin.Broughton@westberks.gov.uk>
Cc: [REDACTED]
Subject: Newbury Town F.C Stand

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Colin – Hi

We have agreed with Newbury F.C [REDACTED] to purchase the stand at Newbury football club.

We hope this is all acceptable to the West Berks Council and if so can you please confirm by email at your earliest convenience.

To achieve this we will need a window of 3-6 weeks to safely remove the stand and transport it to Hungerford.

We would like to commence this process w.c. 23rd July.

Schedule suggested is as follows.

1. Carefully remove all the seating and walkway sections w.c 23rd July & transport to Hungerford.
2. This will leave the cantilever structure ready to be dismantled.
3. We have secured the same contractor who originally fitted the steels into position to remove it and reinstate it at Hungerford.
4. He would like to start w.c. 1st or 2nd week of August.

Can you confirm if any statutory notices are required to dismantle it so we can organize them accordingly.

Many Thanks for your help.

Regards Norman
Hungerford Town F.C

Norman Matthews

[REDACTED]

[REDACTED]