Notice of Meeting

Western Area Planning Committee Scan here document Wednesday 20 May 2020 at 6.30pm



Scan here to access the public documents for this meeting

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Further information for members of the public

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 12 May 2020



To: Members and Substitutes of the Western Area Planning Committee

Agenda

Part I Page No.

(1) Application No. and Parish: 19/00832/REM, Land Adjacent To Summerfield, The Ridge, Cold Ash

Proposal: Approval of reserved matters following outline

permission 16/02529/OUTD - Change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters seeking consent -

Appearance, landscaping and scale.

Land Adjacent To Summerfield, The Ridge, Cold

Ash, Thatcham, Berkshire.

Applicant: T A Fisher and Sons Ltd.

Recommendation: To delegate to the Head of Development and

Planning to **GRANT** APPROVAL OF RESERVED

MATTERS subject to conditions.

(2) Application No. and Parish: 19/02850/FULMAJ, Land Adjacent To 13 - 40

Elton Farm, Weston, Welford

Proposal: Proposed conversion and replacement of

agricultural buildings to residential use, including parking, landscaping and associated works, plus the

construction of one new-build dwelling.

Location: Land Adjacent To Elton Farm, Weston

Newbury, RG20 8JG.

Applicant: Mr J Puxley and Marbus Developments Ltd.

Recommendation: To delegate to the Head of Development and

Planning to **REFUSE** PLANNING PERMISSION.

(3) Application No. and Parish: 18/03340/COMIND, Newbury Racecourse, 41 - 48



7 - 12

Agenda - Western Area Planning Committee to be held on Wednesday, 20 May 2020 (continued)

Racecourse Road, Greenham

Proposal: Permanent use of hostel (Use Class Sui Generis) as

a hotel (Use Class C1).

Location: Newbury Racecourse, Racecourse Road.

Applicant: Newbury Racecourse.

Recommendation: The Head of Development & Planning be authorised

to **GRANT** conditional planning permission subject to completion of a Section 106 legal agreement.

(4) Application No. and Parish: 19/00225/COMIND, The Lodge at Newbury 49 - 54

Racecourse, Racecourse Road, Greenham

Proposal: Erection of a three storey extension to the front

elevation of The Lodge to provide additional rooms.

Location: The Lodge at Newbury Racecourse, Racecourse

Road, Newbury.

Applicant: Newbury Racecourse.

Recommendation: The Head of Development & Planning be authorised

to **GRANT** conditional planning permission subject to completion of a Section 106 legal agreement.

Background Papers

(a) The West Berkshire Core Strategy 2006-2026.

- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke

Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.







Land adjacent to Summerfield

The Ridge, Cold Ash

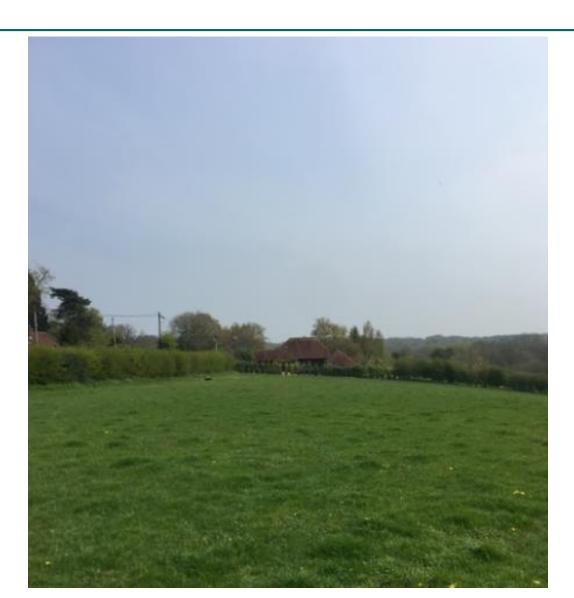
Site Photos

19/00832/REM

View of site frontage facing west along The Ridge



View within the site facing east towards Ridge End Barn



View within the site facing west (towards Summerfield)



View facing south towards open countryside



Longer distance view of site facing north towards The Ridge





Land Adjacent To Elton Farm, Weston, Newbury

Site Photos

19/02850/FULMAJ



View of the access with Elton Cottage to the right









View of the access locking back towards location of New dwelling H5 and Elton Cottage.





View of Elton Lane – new access for Elton Cottage



The farmyard layout

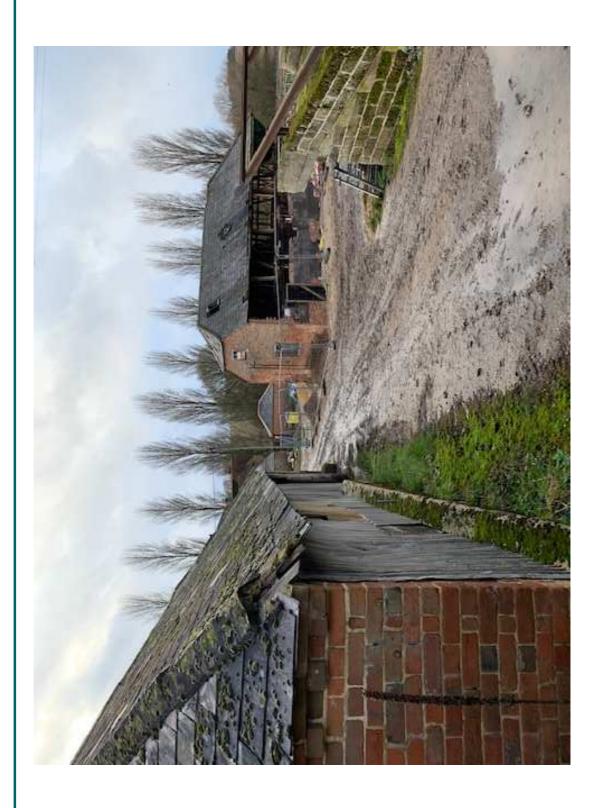




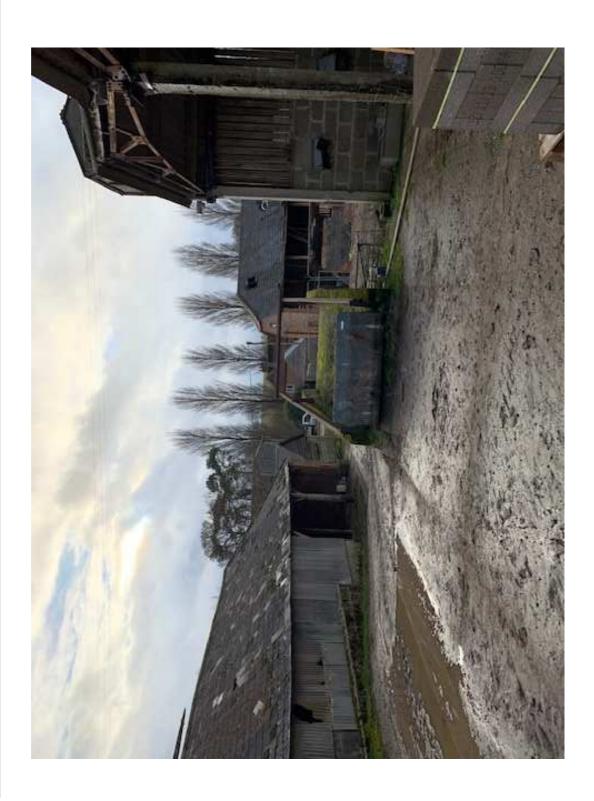














Building 1 (Dwelling H1) – under construction







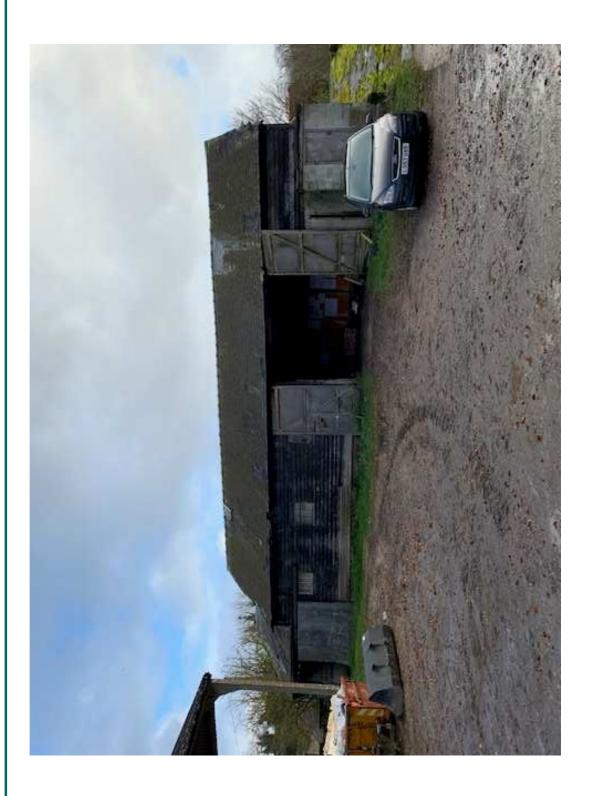




Building 2 (Dwelling H2)













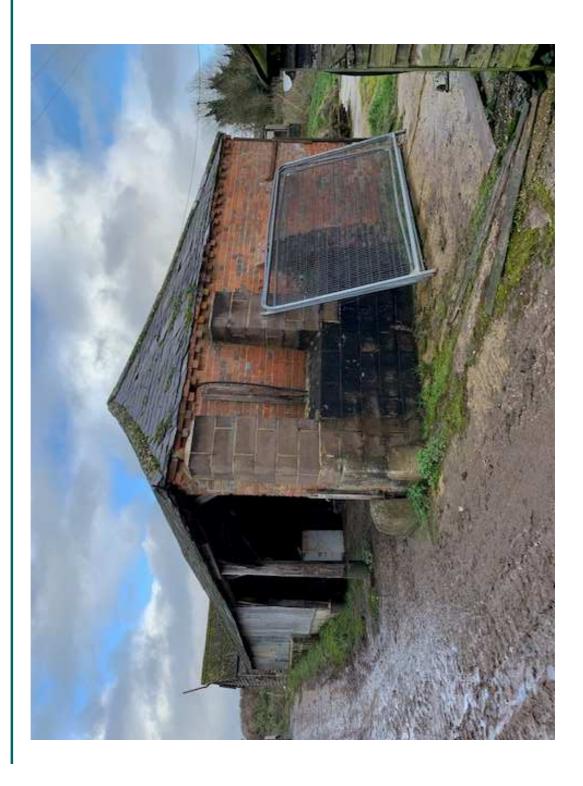


West The Berkshire

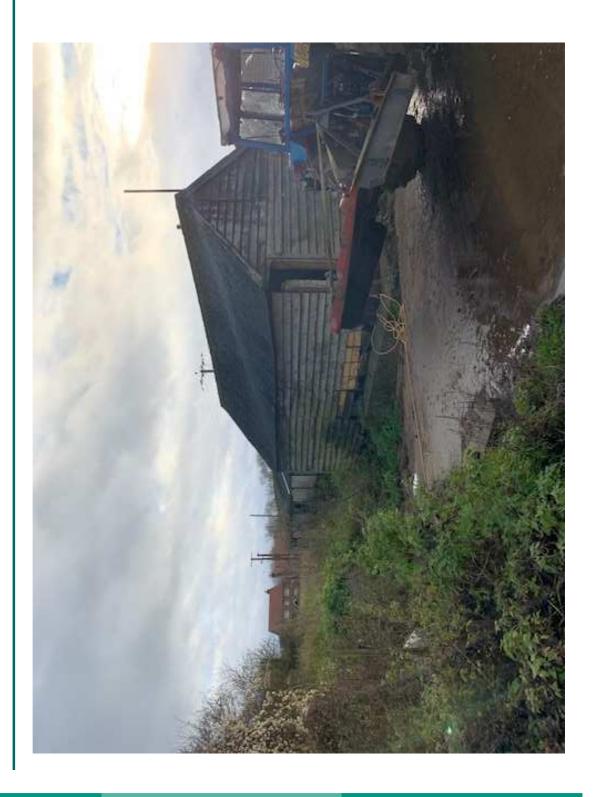
Building 3 (Dwelling H3)



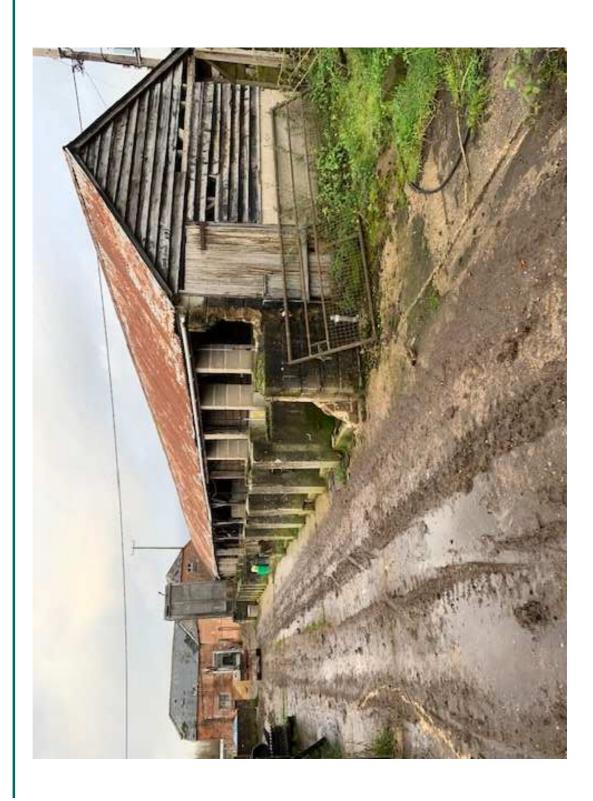
















Building 4 (Dwelling H4)









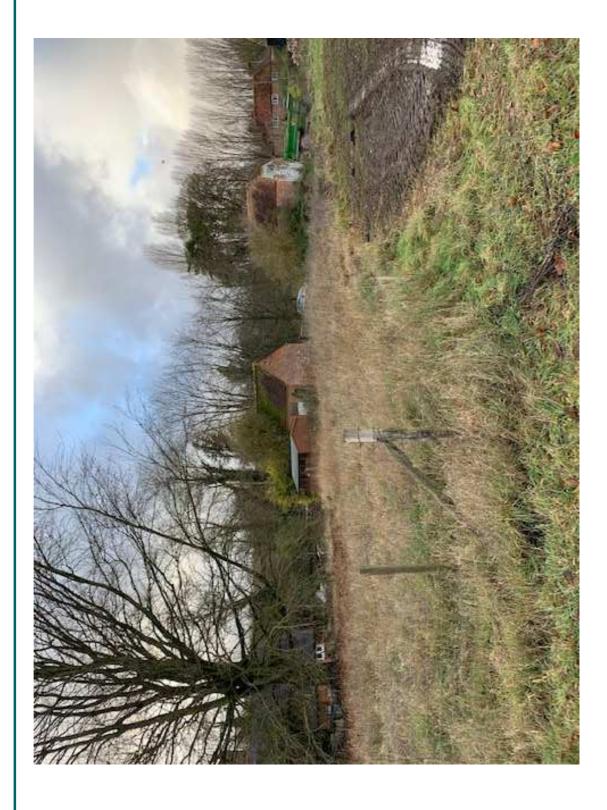


View of location for new dwelling H5 and the new access and garden to Elton Cottage













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Newbury Racecourse

Photographs for Western Area Planning Committee
Application 18/03340/COMIND



View of Racecourse lodge looking south



Lodge and Chatham House looking south west



View south of Lodge and rear elevation of houses on Horse Walk



Lodge and Horse Walk looking east



Lodge and car park (Rocking Horse Nursery to right of picture)



Rear of Rocking Horse Nursery (looking west)



Side of Lodge and car park looking east

Newbury Racecourse

Photographs for Western Area Planning Committee
Application 19/00225/COMIND



View of Racecourse lodge looking south



Lodge and Chatham House looking south west



Lodge and car park (Rocking Horse Nursery to right of picture)



Rear of Rocking Horse Nursery (looking west)



Side of Lodge and car park looking east