

Notice of Meeting



Scan here to access the public documents for this meeting

Western Area Planning Committee Wednesday 20 May 2020 at 6.30pm

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



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

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 | 7 - 12 |
| | 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. | |
| | Location: 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 Elton Farm, Weston, Welford | 13 - 40 |
| | 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 |



West Berkshire
C O U N C I L

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 Racecourse, Racecourse Road, Greenham** 49 - 54

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.



West Berkshire
C O U N C I L

This page is intentionally left blank

Land adjacent to
Summerfield

The Ridge, Cold Ash

Site Photos

19/00832/REM

Agenda Item 6.(1)

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)









Building 3 (Dwelling H3)











Building 4 (Dwelling H4)







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







This page is intentionally left blank

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