

Notice of Meeting



Scan here to access the public documents for this meeting

Western Area Planning Committee Wednesday 20 May 2020 at 6.30pm Written Submissions

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



WestBerkshire
C O U N C I L

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 - 22 |
| | 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 | 23 - 30 |
| | 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. | |



West Berkshire
C O U N C I L

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

- (3) **Application No. and Parish: 18/03340/COMIND, Newbury Racecourse, Racecourse Road, Greenham** 31 - 34
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** 35 - 38
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.



This page is intentionally left blank

Western Area Planning Committee

Wednesday 20th May 2020

Written Submissions

Item:	1
Application Number:	19/00832/REM
Location:	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.
Applicant:	T A Fisher and Sons Ltd

Submissions received

Cold Ash Parish	Bernard Clark - Vice Chair, Cold Ash Parish Council
Adjoining Parish Council Bucklebury	None
Adjoining Parish Council Thatcham	None
Objectors	Simon & Becky Vanstone John Berry Paul Shave Bernard Clark
Supporters	None
Applicant/ Agent	Katherine Miles - Agent - PRO Vision Planning and Design

Submission from Bernard Clark, Vice Chair of Cold Ash Parish Council, to the WAPC
Wednesday 20th May 2020; 19/00832/REM 'Land Adjacent To Summerfield'

Let's start with the good news: West Berkshire Council OWN the hedge next to Summerfield. From the definitive map that Highways provided on 16th March, this is 100% certain.

By magnifying that map, it's easy to measure the width of West Berkshire's ownership of the verge, and the width of the hedge. (Also, there's a wire fence on the field side that delineates the boundary between the West Berkshire owned verge and the farmer's field).

So, the hedge is 100% within West Berkshire's verge, that's 100 per cent certain; West Berkshire Council OWN the hedge, as West Berkshire Officers have known for some time.

Why is this important? For two reasons.

Firstly, because West Berkshire, like all owners, have total rights over it. Preservation of the hedge is not only a planning matter, but under the control of any owner. Given that West Berkshire Council have publicly said that they want to take the lead in enhancing the district's arboreal heritage – planting thousands of trees – it's great news that they own this beautiful, important hedge. Because it's entirely in your power, Councillors, to preserve it or destroy it, at today's meeting. As owners. It is your hands on the chainsaw.

The second reason your ownership is important, Councillors, is because the question then arises of the danger of being misled by the Senior Planning Officer, whose responsibility it is to provide you with an accurate, clear and impartial Report.

Please look at item 6.38 of the Planning Officer's Report.

6.38 In relation to objectors concerns over the ownership of the hedgerow, The Highways Asset Management Team have confirmed the hedgerow falls outside Adopted Highways Boundary. Furthermore, officers consider the necessary consultation and notification on those with interest in the application site or land affected by the proposal has been undertaken correctly.

That makes it appear like West Berkshire Council DON'T own the hedge.

We've read it to a dozen impartial people – that's what they thought.

You may feel it's been deliberately drafted to confuse, to seem like West Berkshire DON'T own the hedge, without actually saying that.

If so, you may wonder if it's wilfully disingenuous, designed to mislead you, elected Councillors. You're simply trying to do the best job you can, needing to trust Executive Officers to be clear and impartial, and to help you understand the truth.

And --- if the report is demonstrably misleading on this key point, how can you trust it on others?

Well, that's most of our 500 words gone – on the hedge.

Except to say – our planning regulations do not allow the planning officer's report to be biased or misleading. By law it has to be balanced.

And that Parishioners of Cold Ash are outraged at how this development will fundamentally change the gateway into our village, with five massive houses. The scale, mass, uniformity, is completely out of keeping, especially bordering the AONB.

So please use the power vested in you by our democratic system to resoundingly vote this flawed application down, so West Berkshire can work together with us – the local community – and the developer, to come up with the right, sensitive solution for a beautiful location in our village.

19-00832-REM - 'LAND ADJACENT TO SUMMERFIELD' RESIDENTS REPRESENTATION

'It is a legal principle that planning decisions may be quashed if the overall effect of the officer report significantly misleads about material matters and these are left uncorrected. The officer report does significantly mislead you about material matters relating to Mass, Context, Hedgerow, landscaping and AONB.

The Original Reserved Matters were refused in 2018 due to:

'The overall scale and massing of the new dwellings would be significantly larger and higher than existing dwellings within this part of the village.'

'External appearance and massing would urbanise the village'

'Large dwellings on this prominent site would be out of character and detrimental to this rural village location'

'The scale of the buildings would adversely affect the amenity of existing dwellings'

The massing of the proposed dwellings is materially *unchanged* since then. Whilst there is a "Scale and massing" section in the latest officer report, it does not draw members' attention to the GEA or GIA figures. The paragraph 6.12 conclusion is based on incomplete analysis.

Gross External Area of each proposed house remains 39% larger than the average of surrounding dwellings on the southern side of The Ridge, where the building style comprises alternating bungalows and small houses. The proposed development would result in a monolithic slab of bricks and mortar, five equally-sized large houses that would not associate well with the existing eclectic mix of dwellings, and urbanise the eastern gateway.

In terms of context, the officer report is significantly misleading. The smallest GEA of the 5 proposed dwellings is 300m², with the average being 302m². By contrast, the GEAs of the two dwellings adjacent to the application site are only 188m² and 260m². The average GEA of the 11 surrounding dwellings is 240m². The context is thus one of dwellings with a much smaller GEA than the GEA of the 5 proposed dwellings.

Hedgerow

The proposed access will destroy the majority of the existing frontage hedgerow that has incorrectly been defined as not being an important hedgerow on the basis of the flawed analysis of the criteria set out in the Hedgerow Regulations 1997.

Landscaping and AONB setting

The conclusions as to landscaping and AONB setting are tainted by the errors described above.

Previously Mr Derek Carnegie gave assurance that sound architectural design and planning judgement would be brought to bear to ensure sympathetic development of the site. The plans before you today are precisely what Councillors Pick, Bryant, Beck and Simpson warned of at that time.

A more appropriate scheme would include 1.5 storey houses with bungalows at either end. Residents are fully accepting of this development, so long as scale and mass are appropriate, and the existing hedgerow preserved intact.

The strength of local objection must be taken into account.

The misleading aspects of the officer report must be corrected and for the reasons set out above this application should be refused. '

The above representations are stated to be on behalf of Cold Ash Residents with specific endorsement by Mr and Mrs Vanstone, Mr John Berry and Mr Paul Shave.

In addition, the above summary incorporates a separate objection from Mr Bernard Clark.

This page is intentionally left blank

Jay Singh

From: David Pearson
Sent: 18 May 2020 11:25
To: Planapps; Kalyani Gadey; Jay Singh
Subject: FW: WAPC Wednesday 20th May 2020; 19/00832/REM 'Land Adjacent To Summerfield'

From: [REDACTED]
Sent: 18 May 2020 11:16
To: Planapps <Planapps@westberks.gov.uk>
Cc: Simon Vanstone <[REDACTED]>; David Pearson <David.Pearson@westberks.gov.uk>
Subject: Re: WAPC Wednesday 20th May 2020; 19/00832/REM 'Land Adjacent To Summerfield'

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

The letter about this from Gary Lugg dated 12th May says:

If you have a shared objection... or are part of a group of objectors..., rather than providing an individual submission, it is permissible and helpful to let us know that you attach yourself as a signatory to a joint submission.

I fully support and attach myself as a signatory to the joint submission in the document, referenced below, submitted today by Simon and Becky Vanstone.

Paul Shave

From: [REDACTED]
Sent: 17 May 2020 23:42
To: 'planapps@westberks.gov.uk.'
Cc: 'David.Pearson@westberks.gov.uk'
Subject: WAPC Wednesday 20th May 2020; 19/00832/REM 'Land Adjacent To Summerfield'

Please find attached, residents 500 word representation for 19/00832/REM 'Land Adjacent To Summerfield', to be heard at the forthcoming WAPC meeting on Wednesday 20th May 2020.

We would appreciate acknowledgement, including date and time of receipt of this document, together with confirmation that it will be read-out to committee members at the virtual meeting on Wednesday evening.

Sent ahead of the specified deadline of midday Monday 18th May 2020.

With regards

Simon & Becky Vanstone

Ridge End Barn, The Ridge, Cold Ash, Thatcham, Berkshire, RG18 9HT

For and on behalf of residents

This page is intentionally left blank

Jay Singh

From: Planapps
Sent: 18 May 2020 11:33
To: Gary Rayner; Jay Singh; Denise Neale; Kalyani Gadey
Cc: David Pearson
Subject: FW: WAPC: Wednesday 20th May 2020; 19/00832/REM 'Land Adjacent To Summerfield'

One more....

Lee Goodall
Planning Services Manager
Development & Planning

West Berkshire Council, Council Offices, Market Street, Newbury RG14 5LD
01635 503017 | Ext 3017 | lee.goodall@westberks.gov.uk
www.westberks.gov.uk/planning



Please consider the environment before printing this e-mail

From: [REDACTED]
Sent: 18 May 2020 11:31
To: Planapps <Planapps@westberks.gov.uk>
Cc: Simon Vanstone <[REDACTED]>; David Pearson <David.Pearson@westberks.gov.uk>
Subject: WAPC: Wednesday 20th May 2020; 19/00832/REM 'Land Adjacent To Summerfield'

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

Hi,

I fully support and attach myself as a signatory to the joint submission in the document, quoted below, submitted yesterday by Simon and Becky Vanstone.

Regards,
[REDACTED]

Please find attached, residents 500 word representation for 19/00832/REM 'Land Adjacent To Summerfield', to be heard at the forthcoming WAPC meeting on Wednesday 20th May 2020.

We would appreciate acknowledgement, including date and time of receipt of this document, together with confirmation that it will be read-out to committee members at the virtual meeting on Wednesday evening.

Sent ahead of the specified deadline of midday Monday 18th May 2020.

With regards

Simon & Becky Vanstone
[Ridge End Barn, The Ridge, Cold Ash, Thatcham, Berkshire, RG18 9HT](#)

For and on behalf of residents

This page is intentionally left blank

19-00832-REM - 'LAND ADJACENT TO SUMMERFIELD'

RESIDENTS REPRESENTATION

With two years before outline permission expires, there's no urgency to approve wholly inappropriate plans that would have a devastating impact on the village of Cold Ash.

Rarely do rural sites receive such large numbers of objections, highlighting massive public concern. Indeed, were this a public hearing, the galleries would be full.

Original Reserved Matters were refused in October 2018 under Mr Gary Lugg, then Head of Development and Planning. The accompanying report detailed the following grounds for refusal.

'The overall scale and massing of the new dwellings would be significantly larger and higher than existing dwellings within this part of the village.'

'External appearance and massing would urbanise the village'

'Large dwellings on this prominent site would be out of character and detrimental to this rural village location'

'The scale of the buildings would adversely affect the amenity of existing dwellings'

Latest plans do nothing to address these issues. The only two changes of any significance were required to correct the developers misguided plans. Namely, garages sited forward of the outline curtilage, and ridge heights only appropriate for an urban environment. Other changes merely tinker with detail, doing nothing to reduce excessive bulk of built form.

Gross External Area of each proposed house remains a massive 39% larger than the average of surrounding dwellings on the southern side of The Ridge, where the building style comprises alternating bungalows and small houses. The proposed development would result in a monolithic slab of bricks and mortar, five equally-sized large houses that would not associate well with the existing eclectic mix of dwellings, and urbanise the eastern gateway.

No amount of tree-planting can screen houses that are simply too large. Furthermore, the proposed access scheme will destroy the frontage hedgerow, which currently affords the only natural screen; totally unnecessary given that access already exists.

Residents therefore find it hard to fathom why these plans are now recommended for approval.

At Outline, Mr Derek Carnegie gave assurance that sound architectural design and planning judgement would be brought to bear to ensure sympathetic development of the site. The plans before you today are precisely what Councillors Pick, Bryant, Beck and Simpson warned of at that time.

A solution does exist, whereby the developer profits from dwellings on this highly desirable site, without unduly impacting the village and the amenity of local residents. Three successive case officers have considered 1½ storey houses with bungalows at either end to be appropriate. Yet the developer has pushed incessantly for massive houses that the site simply cannot sustain. Residents are fully accepting of this development, so long as scale and mass are appropriate, and the existing hedgerow preserved intact.

Residents ask that you reject the plans before you to ensure the site is developed responsibly. We only get one shot at this. We simply cannot afford to get it wrong.

Concerned residents of Cold Ash

This page is intentionally left blank

Westrop Farm
The Ridge
Cold Ash
Thatcham
Berkshire RG18 9JA

Western Area Planning Committee
West Berkshire Council

17 May 2020

Dear Councillor

19/00832/REM

Land adjacent to Summerfield, The Ridge, Cold Ash

Western Area Planning Committee 20 May 2020

Introduction

It is an established legal principle that a planning decision may be quashed if the overall effect of the officer report significantly misleads the committee members about material matters and these are left uncorrected: R v Selby District Council, ex parte Oxton Farms [2017] P.T.S.R. 1103.

Regrettably, the overall effect of the officer report into the above application does significantly mislead you about material matters.

I would particularly draw attention to five material matters.

Mass

In 2018, the Council refused the previous reserved matters application.

However, the massing of the proposed dwellings is materially *unchanged* since then.

The gross external area (“GEA”) of the 5 proposed dwellings for the refused application was 1,405m² (indicative drawings) or 1,518m² (scaled drawings).

The GEA for this scheme (scaled drawings) is 1,510m². This is an *increase* of 105m² or a difference of only 8m², respectively. The gross internal area (“GIA”) difference is only 27m².

Whilst there is a “*Scale and massing*” section in the latest officer report, it does not draw members’ attention to the GEA or GIA figures. The paragraph 6.12 conclusion is based on incomplete analysis.

Context

Paragraph 1.5 of the officer report, on site context, is significantly misleading.

The smallest GEA of the 5 proposed dwellings is 300m², with the average being 302m². By contrast, the GEAs of the two dwellings adjacent to the application site are only 188m² and 260m². The average GEA of the 11 surrounding dwellings is 240m².

The context is thus one of dwellings with a much smaller GEA than the GEA of the 5 proposed dwellings. The officer report fails to take this context into account.

Paragraph 1.5 of the officer report is also erroneous. Ridge End Barn is principally one-storey, to a height of 3.9m.

Hedgerow

Paragraph 6.18 of the officer report relies upon the Tree Officer to support the assertion that the boundary hedgerow is not an “important” hedgerow for the purposes of the Hedgerow Regulations 1997.

The Tree Officer has relied upon the Pro Vision analysis. That analysis is limited to ecology considerations. There is no assessment of other criteria in the Hedgerow Regulations 1997. The 1840 tithe map shows that the hedgerow formed the parish boundary. Moreover, it marked the manorial boundary of the pre-1600 Manor of Thatcham.

The assertion that the hedgerow is not an “important” hedgerow for the purposes of the Hedgerow Regulations 1997 is clearly wrong.

I would add that the majority of the hedgerow will *not* be retained.

Landscaping and AONB setting

The conclusions as to landscaping and AONB setting are tainted by the errors described above.

Conclusion

I trust that, once the seriously misleading aspects of the officer report are corrected, you will once again refuse to grant reserved matters approval.

Yours faithfully,

Bernard Clark

Policy HSA7 **allocates** the site for “**5 individually designed dwellings**” and requires:

- “**Individual accesses ... provided from The Ridge** in keeping with the local pattern” – The allocation plan clearly shows **5** separate points of access.
- “**Built development confined to the higher ground along the road only**”.
- “**The provision of a soft edge to the southern boundary of the site with tree planting**”.

Outline Planning Permission (16/02529/OUTD) was granted for “**The erection of 5 detached dwelling houses with ancillary garages, access, parking, landscaping**” 24 October 2017.

The Approved Block Plan shows the three **approved** access points. The Approved Visibility Splay drawing and Condition 9 require visibility splays of 24m x 43m to be provided.

Paragraph 6.2.4 of the Officers report to the Western Area Planning Committee 15 March 2017 referred to the importance of the existing hedgerow within the street scene and concluded that the proposed three access points were “*preferable to five individual driveways*”.

Importantly, the Outline Planning Permission established:

- The principle of development;
- The roadside hedge is an important feature;
- Three access points are acceptable (and preferable to the allocation requirement for five); and
- There would be a need to remove hedgerow to achieve the required visibility splays to ensure highway safety and this impact was acceptable.

The remaining Matters for consideration now are:

- Scale
- Appearance
- Landscaping

Scale

There has been a significant reduction in height from the previous refusal. The submitted sections (see drawing no. 18-P0023-107 Rev E) demonstrate how the development will respect the prevailing character of two storey houses. The streetscene also shows how the proposed houses will respect the prevailing character of the area, with dwellings stepped down, working with the topography.

There will be significant gaps between the buildings to maintain views through the site as required by Policy HSA7.

We agree with your officer’s conclusion at para 6.12 where he states that “*This revised scheme...in terms of massing and scale...would harmonise with the surroundings*”.

Appearance

The Ridge is characterised by two-storey dwellings with significant variation in design.

Individually designed dwellings are proposed to complement and respect the character of The Ridge with features including hipped roof, dormers, gables, chimneys and timber framing.

Landscaping

The principle of 3 new access ways with associated visibility splays was established at the outline application stage.

A rural “instant” hedge is proposed at a minimum height of 1.5m to off-set the loss of hedge to create the approved access points and achieve the required visibility splays. The Landscape and Tree Officer raises “No objection”.

In summary, the Site is allocated in HSADPD with outline Planning Permission for 5 houses approved in 2017.

Access to the site by way of three separate access points is Approved.

The scale of development is significantly reduced from the previous scheme and harmonises with the character of the area. The appearance respects the locality. The landscape scheme mitigates the impact of development including the creation of the approved visibility splays.

Planning Permission should therefore be granted in line with the Officer recommendation.

Western Area Planning Committee

Wednesday 20th May 2020

Written Submissions

Item:	2
Application Number:	19/02850/FULMAJ
Location:	Land Adjacent To Elton Farm, Weston, Newbury
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.
Applicant:	Mr J Puxley and Marbus Developments Ltd

Submissions received

Welford Parish Council	Chairman Welford Parish Council - David Hunt
Adjoining Parish Council	N/A
Objectors	None
Supporters	(JOINT SUBMISSION) Kirsteen Roberts - supporting written statement local residents
Applicant/ Agent	Applicant - Mr J Puxley and Marbus Developments Ltd

This page is intentionally left blank

Statement by David Hunt (Chairman Welford Parish Council) in support of planning application 19/02850/FULMAJ

Elton Farm Development

As Chairman of Welford Parish Council I am writing on their behalf in strongly supporting the planning application. Throughout the planning process the council have been directly involved in discussions and we see this proposal as a satisfactory outcome for all stakeholders.

On 20th June 2018 a site visit was arranged for Parish Councillors to learn of a proposal for the conversion of four agricultural buildings to residential use. We reminded the agent (Savills) that plans for a previous nearby development of ten new houses had been required to be altered so that effluent was not discharged into the River Lambourn but was connected to the main sewer in Weston.

With this in mind the Parish Council were keen not to repeat the same scenario with the four houses on this planning application. At a Parish Council meeting on 4th December 2018 the Council voted “No Objection” to the planning application (18/01090/FULD) subject to there being a satisfactory and agreed method of sewage treatment which did not involve any effluent being discharged into the River Lambourn.

The developer proposed a private sewage package treatment plant (STP) for each dwelling. At this stage Natural England were satisfied that the proposed strategy would not result in harm to the sensitive SSSI. The Environment Agency did not respond.

The planning application was approved by the District Council Planning Committee at a meeting on 12th December 2018.

Following concerns raised by local residents and the Parish Council it became clear that the proposed treatment method did not address the potential for the

influx of phosphates. However, at this stage, connection to the village main sewage system was not considered financially viable.

The developer has now addressed the issue and has submitted the plan that has been proposed. The addition of two extra dwellings will provide funding for a pipe to be drilled under the River Lambourn allowing connection to the main sewer. This satisfies the conditions requested by the Parish Council, thereby protecting the Eco structure, wildlife and the environment of this ancient chalk stream. At a Parish Council Meeting on 16th October the Council unanimously supported the proposal. This decision was confirmed by a site visit on 3rd November at which detailed plans were displayed.

We are aware that the proposal requires extra building on a small plot of land that is not brownfield land and is therefore not within West Berkshire planning policy. However, we believe that an exception should be made on this occasion since the advantages far outweigh other considerations.

The Council consider that the new buildings are very attractive and in keeping with the rural landscape. The proposal completely removes unsightly outbuildings and creates a pleasant, unified development. We see this as a significant improvement to the environment. We look forward to seeing a satisfactory outcome to this proposal.

Yours faithfully

David Hunt

Chairman, Welford Parish Council

SUPPORTING WRITTEN STATEMENT LOCAL RESIDENTS (JOINT SUBMISSION)

Villagers of Weston want me to write in support of the proposed development as they are passionate about protecting the River Lambourn.

As you know it is one of only four rare chalk streams of its kind in the world. We can't make any more and as such it is afforded the highest protection as an SAC. The existing approved scheme for this development will see the use of Klargesters with treated sewage running into drainage fields. It is a fact that Klargesters and drainage fields do not extract phosphates which are extremely harmful to the river. Ultimately, like the plight of the Whorl snail supposedly protected by the drainage fields created on the Newbury Bypass, the drainage fields will become saturated due to proximity of the water table and phosphates will flow into the river causing catastrophe.

Experts (see Peter Evans scientific evidence) confirm that the existing previously approved scheme will not adequately protect this vulnerable chalk stream. Natural England expressed their concerns to this effect when commenting on the extant approval that sewage should go to the mains as the preferred choice. Nothing has changed from that stance taken by NE and now a viable scheme has been proposed to allow this to happen.

The River Lambourn is already a failing river because of the leaching of phosphates from years of agricultural use. The existing approved scheme would ultimately see more phosphates in the river. ALL planning decisions should ensure that no phosphates are allowed to enter the river.

These new proposals would see the sewage go to the mains 1.3 km away, where more phosphates would be extracted. This would be a win win situation. A higher quality development is delivered, the river is protected from any increase in phosphate levels both now and more so in the future as technology improves. There will also be a REDUCTION as two existing houses will be connected to the mains sewage system as part of this proposal. The concession is that a one off exception would need to be made to planning guidance with one additional house built on the greenfield.

Surely this is justification enough to secure the long lasting protection of such an important river. Don't we all owe it as custodians of our environment to make a one off exception without setting a precedent?

There is extensive support on Facebook, social media with 1105 signing the online petition and huge support from local residents, the wider community and further afield with 65 writing letters of support to the council.

The approved development does not protect the River Lambourn. The proposed one does. We have one chance to do the right thing before the approved scheme is fully implemented at which point there is no going back!

Please support these new proposals. The River Lambourn is worth making an exception for. SAC chalk streams are much rarer than greenbelt and this river is more at risk than the greenbelt which these guidelines were designed to protect.

(499 words)

SUPPORTING WRITTEN STATEMENT BY APPLICANT.

The original Planning Permission (18/01090/FULD) was granted on 13.12.2018 for the conversion of four barns and approved foul drainage to individual Sewage Treatment Plants.

Marbus Developments became involved after this date.

On 17.07.2019 Welford Parish Council met and discussed the consented scheme, its foul sewage treatment and the River Lambourn. The local community highlighted their concerns that individual Sewage Treatment Plants may cause phosphate damage to the river. The overwhelming view at that meeting was that a connection to the main Thames Water sewer would be a preferable solution and we were asked to consider how this could be achieved. The complications and enormous costs involved were outlined. However, we agreed to investigate potential solutions.

During Summer/Autumn 2019 we worked hard with District Councillors, Consultants and Architects to find a viable solution. Looking at the approved scheme, we felt the architectural details and design could be improved along with the constructing one additional dwelling (H5) to provide funding for the sewer connection. To provide further betterment both Elton Farmhouse and Cottage will be connected to the main sewer.

We held an open meeting on site on 3.11.2019 and invited all interested parties to attend to view and discuss the revised scheme. Subsequently minor alterations were made as a result of comments and feedback.

The Thames Water Mains sewage pipework is located approximately 350m away. A connection to this involves constructing a package pumping station on site. The installation, by means of a remote mole, a 90mm pipe under the adjacent water meadows and River Lambourn to a connection point in Weston. This includes third party land and we have acquired consent for this should planning be granted.

A Planning Viability Assessment Report has been submitted by Stuart Larkin Associates. This illustrates the value in the amended scheme will cover the main sewer connection costs, but a contribution to Social Housing would make the revised scheme unviable.

With regard to ecology: Work has started on Barn H1 under the approved permission. Ecologist Simon Pidgeon of Quantock Ecology is overseeing this work. We've an updated Bat Survey and have relevant EPS License. The barns we will be converting showed no

evidence of protected and notable species when last surveyed. On 19.05.2020 Quantock Ecology undertook another full site Habitat Survey and we will follow all guidance and recommendations that come from that.

We appreciate the submitted scheme (19/02850/FULMAJ) goes against normal planning policy. However, we hope you can see this proposal – which has been carefully designed with input from the local community – provides buildings that offer a more attractive finished scheme to enhance the wonderful farmyard location without overdeveloping the site; has full support and backing from the Parish Council and local residents; has over 68 letters of support; and allows for a new sewer connection to the Thames Water mains in Weston Village which provides the best outcome for the river.

This is a rare example of localism in action - We hope you will be able to give it your support.

Western Area Planning Committee

Wednesday 20th May 2020

Written Submissions

Item:	3
Application Number:	18/03340/COMIND
Location:	Newbury Racecourse, Racecourse Road, Newbury
Proposal:	Permanent use of hostel (Use Class Sui Generis) as a hotel (Use Class C1)
Applicant:	Newbury Racecourse

Submissions received

Greenham Parish Council	None
Adjoining Parish Council Newbury	None
Objectors	Raymond Beard
Supporters	None
Applicant/ Agent	None

This page is intentionally left blank

Simon Till

From: Planapps
Sent: 18 May 2020 12:54
To: Simon Till
Subject: FW: Objections to Planning Application 18/03340/COMIND

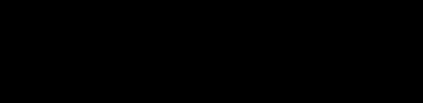
From: [REDACTED] [mailto:[REDACTED]]
Sent: 15 May 2020 11:45
To: Planapps <Planapps@westberks.gov.uk>
Subject: Re: Objections to Planning Application 18/03340/COMIND

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

1. Unfair process: after unexplained delay, during which The Lodge's hotel's operation continues without consent, this application is on 8 days' notice. It has not been advertised, notwithstanding strong opposition.
2. This is a major departure from the stated intention of NRC not to build the 123-room hotel on its clearly established and confirmed site: Unless that hotel is to be built as approved between the Grandstand and the Central Area, the previous consents don't apply. It is misconceived for officers to say the limit of 123 bedrooms 'is imposed across the entire planning site', (i.e., the entire racecourse) when the hotel was only permitted on one identified place.
3. There cannot be two hotels without a case to justify that development: With one at The Lodge, the case for retaining permission for a 123-room hotel is lost. Approval would be an unfair green light to extending The Lodge to 123 rooms.
4. NRC's evidence was to avoid high costs of a new hotel, when it could use The Lodge. This proposal is inviting WBC, based on later private representations, to ignore that evidence.
5. It is not for officers, tasked with carrying out instructions as to the terms of a s.106 agreement, to abandon that task and instead spend months in private negotiations about major changes to the conditional approval.
6. It is questionable whether s.106 provides authority to permit such arrangements, there being no legal report to justify them. Alternatively, reliance on it must only follow detailed reopening of the planning history and proper public engagement.
7. If NRC will not sign a s.106 agreement in the terms presently required, then this application should be refused. If the 123-room hotel is to be retained, then there should not be a hotel at The Lodge. Instead, NRC should seek for it only a temporary permission. Alternatively, the consent must require NRC to revert the use of The Lodge to a racing-related hostel before it can build and open its hotel.
8. It is pure fiction for officers to state that The Lodge is a 'valuable amenity', when there was no public support for it. Community members have actively opposed it being used other than a hostel. Cllr Vickers' role, without stated reference to Greenham ward councillors, on planning condition 4 only serves NRC's purposes and does not represent community views or interests.

9. To permit The Lodge's closure for 'private functions' implies an operation inconsistent with a full-time hotel. NRC's 'Heart Space' already fully services private and other functions. Any community use is also best placed there, which is also closer to residential Eastern and Central Areas and not just adjacent to the residential Western Area.

10. This 4th condition is akin to a licensing matter, and is not for planning. The Racecourse site has a full entertainment licence, including The Lodge. It is either ultra vires or immaterial for planning purposes.



Western Area Planning Committee

Wednesday 20th May 2020

Written Submissions

Item:	4
Application Number:	19/00225/COMIND
Location:	The Lodge at Newbury Racecourse, Racecourse Road, Newbury
Proposal:	Erection of a three storey extension to the front elevation of The Lodge to provide additional rooms.
Applicant:	Newbury Racecourse

Submissions received

Greenham Parish Council	None
Adjoining Parish Council Newbury	None
Objectors	Raymond Beard
Supporters	None
Applicant/ Agent	None

This page is intentionally left blank

Simon Till

From: Planapps
Sent: 18 May 2020 12:52
To: Simon Till
Subject: FW: Objections to Planning Application 19/00225/COMIND

From: [REDACTED]
Sent: 15 May 2020 11:52
To: Planapps <Planapps@westberks.gov.uk>
Subject: Re: Objections to Planning Application 19/00225/COMIND

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

1. Once The Lodge is extended to 76 rooms there are no legitimate, properly assessed, and established planning grounds to retain the right to a 123-bed hotel or any other hotel at the Racecourse. It makes no sense to build on the site of the presently permitted 123-hotel, that is, between the Grandstand and the Central area apartments, a hotel with only the remaining 47 bedrooms. Such a second hotel at the Racecourse has never been envisaged.
2. It would be ridiculous, in order to build the 123-bedroom as intended since 2009 between the Grandstand and the Central area apartments, then to leave the extended hotel at The Lodge as a redundant building with no apparent alternative purpose or use, and with no planning consent. A 76-bed hotel building could never revert back to being just a racing related hostel or have any other sensible use.
3. The justified suspicion is that this application is a stalking horse and that there will, if it granted, follow an application to use the Lodge site for an even larger hotel taking up much, if not all, of the original 123 bedroom consent.
4. The history of The Lodge gives support for that happening. First, The Lodge was only to be a hostel. Next, as soon as the adjacent residential dwellings had been built and sold, it opened as a hotel and there followed a 'temporary' planning consent for hotel use on non-racedays. In fact it was used as a hotel on racedays and also advertised to outsiders for provision of food and drink in its bar and inside and outside dining and drinking areas (i.e., as an unofficial public house). Then, with no regard to the expiry of the temporary consent, there followed the current two linked applications, both with the unequivocal commitment to abandon the 123-hotel. Now it is proposed that not even that should apply.
5. It would be manifestly unfair on the adjacent residents to The Lodge to be left with the real risk of The Lodge being extended to 123 bedrooms, because NRC can rely on the terms of the s.106 agreement to avoid arguments that such a proposal should start entirely afresh with a full sequential assessment to justify a later further enlargement.
6. The conditional planning decision of 3/07/2019 should remain, that is, with a s.106 agreement clearly stating The Lodge should be the only permitted hotel at the Racecourse. If the site of the permitted 123-bed hotel is to be retained within the permissions of 2009 to 2011, then this application should be refused.

This page is intentionally left blank