

Notice of Meeting



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Western Area Planning Committee Wednesday 10 June 2020 at 6.30pm Update Report

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, 2 June 2020



Agenda - Western Area Planning Committee to be held on Wednesday, 10 June 2020
(continued)

To: Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

Substitutes: Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 18/03340/COMIND, Newbury Racecourse, Racecourse Road, Greenham** 5 - 8
- 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.
- (2) **Application No. and Parish: 19/00225/COMIND, The Lodge at Newbury Racecourse, Racecourse Road, Greenham** 9 - 10
- 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.
- 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.



Agenda - Western Area Planning Committee to be held on Wednesday, 10 June 2020
(continued)

- (3) **Application No. and Parish: 20/00231/HOUSE, 20 The Green, Chieveley** 11 - 12
Proposal: Rear garden extension to replace existing conservatory. Single storey side extension to south-east elevation. Two storey side extension replacing detached garage.
- Location:** 20 The Green, Chieveley, Newbury.
- Applicant:** Mr and Mrs Lorraine.
- Recommendation:** To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to conditions.

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.

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**WESTERN AREA PLANNING COMMITTEE
DATED 10th June 2020**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 18/03340/COMIND - Newbury Racecourse, Racecourse Road Page 29-50
Item (2) 19/00225/COMIND - The Lodge at Newbury Racecourse, Racecourse Road Page 51-86
Item (3) 20/00231/HOUSE - 20 The Green, Chieveley, Newbury Page 87-93

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE
10TH JUNE 2020
UPDATE REPORT

Item No: (1) **Application No:** 18/03340/COMIND **Page No.** 29-50

Site: Newbury Racecourse, Racecourse Road, Newbury

Planning Officer Presenting: David Pearson

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Raymond Beard

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Phil Barnett
Billy Drummond
Erik Pattenden

1. Update regarding noise complaints

Members will recall that at the previous Committee meeting when considering this application, on 03 July 2019, officers provided information on complaints received by environmental health and the Lodge management. By way of an update environmental health have confirmed that no further complaints have been received since February 2016 in respect of noise nuisance from the lodge.

The racecourse have also commented as follows:

“The racecourse have checked their log of complaints as requested and to the best of our knowledge there have been none since the last committee according to the relevant logs. We can’t be 100% sure that this is the case because the hotel manager who keeps the log is on furlough so we can’t double check, however I can’t see that there would have been any further complaints during the lockdown.”

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WESTERN AREA PLANNING COMMITTEE 10TH JUNE 2020 UPDATE REPORT

Item No: (2) **Application No:** 19/00225/COMIND **Page No.** 51-86

Site: The Lodge, Newbury Racecourse, Racecourse Road, Newbury

Planning Officer Presenting: David Pearson

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): Raymond Beard

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Phil Barnett
Billy Drummond
Erik Pattenden

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WESTERN AREA PLANNING COMMITTEE 10TH JUNE 2020 UPDATE REPORT

Item No: (3) **Application No:** 20/00231/HOUSE **Page No.** 87-94

Site: 20 The Green, Chieveley, Newbury

Planning Officer Presenting: David Pearson

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Roger Scully – Absolute Architecture

Ward Member(s) Hilary Cole

speaking: Garth Simpson

1. Additional Consultation Responses

Public representations:	None
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2. Further information/correspondence

<p>All following measurements approximate.</p> <p>Existing gap between nearest corners of the dwellings - No. 20 & 21 – 11750mm Existing gap between nearest corner of existing garage and No.21 – 5160mm Existing gap between No.s 20 & 19 – 10400mm (at nearest point)</p> <p>If current scheme were built:</p> <p>Single storey side extension – 4120mm (w) x 4080mm (h) x same depth of house Conservatory extension – 4460mm (d) x 8000mm (w) x 3360mm (max h) or 2560mm (h of flat roof)</p> <p>Existing detached garage to be replaced: 5410mm (w) x 5940mm (d) x 4050mm (h) Proposed two storey extension: 8520mm (w) x 7060mm (d) x 6020mm (max h) (height of link = 5500mm) Gap between nearest corners of extension and No.21 – 6150mm</p>

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.