

**WESTERN AREA PLANNING COMMITTEE
ON 25TH APRIL 2018**

UPDATE REPORT

Item No: (1) **Application No:** 17/003392/OUTD **Page No.** 31-44

Site: Land at Windsor House Stables, Crowle Road, Lambourn

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Councillor Jane Rowlinson

Objector(s) speaking: Mr David MacKinney
Ms Freya Priddey
Mr Jerry Spary – Lambourn Conservation Group

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Charlie Parker
Mr Aaron Peate

Ward Member(s): Councillor Graham Jones
Councillor Gordon Lundie

Update Information:

The applicant has submitted a rebuttal to the objection from the Jockey Club Estates to the application. The summary of this is as follows:-

- 1 There will be no loss of an equine facility if the application is approved merely a re-organisation of the stables. The objective is for the yard to improve its overall facilities with a much needed cash injection.
- 2 More horses will be exercised on site with an enhanced warm up/trot up facility. It will be much safer as well.
- 3 The stables will remain within the licencing criteria of the British Horseracing Authority
- 4 The current application site is currently surrounded by housing, so it will fit in well.
- 5 An element of the housing will be used for the local racing community.
- 6 We hope the Council will accordingly approve the application.

For clarity.

A number of objectors have raised an issue about access only being approved at this outline stage. Whilst the detail of the access only is to be considered now [see para 5.1 of the agenda report] if the application is approved this is the planning permission. A reserved matters application will then need to be submitted [and approved] before the development can proceed. The corollary is that even if a reserved matters application were to be refused, the outline permission remains in place, i.e. the principle has been accepted, of new housing on the site, once an outline application is permitted. One objector appears to think the description of the development is incorrect and so the public have been misled. This is incorrect as the application description is clearly for access and the erection of 6 dwellings.

Further representations.

One other objector is concerned with the following issues [in summary]. Land contamination issues, excessive noise and dust during construction works, query on access [see above] and the need for more traffic calming on Crowle Road for the jockeys and horses combined. One more letter of objection regarding whether the affordable housing achieved via the s 106 is appropriate, concerns about the lack of a new trot up area, and the yard will be destroyed if this goes ahead. The objector notes that he believes the current tenant has concerns but has not made representations to this effect, to the Council.

Officer note - all the above will be controlled by planning conditions and the proposed s278 works in the highway as identified on the agenda report, if the application is approved.

One further letter of objection from the Jockey Club Estates. They note [in summary] that the stables are not the only ones in Lambourn Village - there is Coppington, Upshire and Fair View in addition.

Also the Jockey Club Estates have recently put considerable resources into improving access for racehorses top the Gallops in the village. Thirdly they consider that the s106 mechanism of ensuring the future warm up / trot area is insufficient to ensure this is delivered satisfactorily. They thus maintain their objection to the proposal, i.e. the application continues to be contrary to the terms of policy CS12.

DC