

Item No.	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(1)	17/03232/FUL  Newbury Town Council	8 <sup>th</sup> June 2018	Newbury Manor Hotel, London Road, Newbury, West Berkshire  Section 73 - Application for variation of Condition (2) Approved Plans of Planning Permission 17/01171/FUL.  SCP Newbury Manor Ltd

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03232/FUL>

**Ward Member(s):** Councillor J Beck

Councillor D Goff

**Reason for Committee determination:** Councillor Beck has called the application to Committee should the application be approved.

**Committee Site Visit:** 31<sup>st</sup> May 2018.

**Recommendation.** **The Head of Development and Planning be authorised to GRANT planning permission.**

**Contact Officer Details**

**Name:** Mr. Matthew Shepherd  
**Job Title:** Planning Officer  
**Tel No:** (01635) 519111  
**E-mail Address:** [Matthew.Shepherd@westberks.gov.uk](mailto:Matthew.Shepherd@westberks.gov.uk)

## 1. Relevant Site History

- 1.1. 01/2511/FUL. Proposed extension and alterations to existing hotel to provide additional bedrooms and function room. Withdrawn 17.06.2002
- 1.2. 01/02514/LBC. Proposed bedroom extension and function room. Withdrawn 24.06.2002
- 1.3. 02/02208/FULMAJ. Proposed extension and alterations to existing hotel to provide additional bedrooms and function room. Plus change of use of additional land to car park. Withdrawn 20.01.2003.
- 1.4. 02/02222/LBC. Proposed extension and alterations to existing hotel to provide additional land to car parking. Withdrawn 20.01.2003
- 1.5. 03/00062/FULLMAJ. Proposed extension and alterations to existing Hotel to provide additional bedrooms and function room and ancillary parking. Approved 05.08.2004
- 1.6. 03/00075/LBC. Proposed bedroom extension and function room. Approved 23.04.2003.
- 1.7. 06/02011/FUL. Retrospective- New timber deck and balustrade to riverside restaurant. Refused. 31.10.2006
- 1.8. 06/02012/LBC2. Retrospective- New timber deck and balustrade to riverside restaurant. Refused. 31.10.2006
- 1.9. 06/02812/FUL. New timber deck and balustrade to riverside bar. Approved 15.02.2007
- 1.10. 06/02813/LBC2. New timber deck and balustrade. Approved 15.02.2007
- 1.11. 10/02937/FUL. Retrospective- Single storey extension to existing function room. Approved 12.04.2011
- 1.12. 10/02938/LBC. Single storey extension to existing function room. Approved 12.04.201
- 1.13. 15/00991/FUL. Removal of single storey 70's flat roofed building attached to the original watermill and blacksmiths. Withdrawn 02.07.2015.
- 1.14. 15/00991FUL. Removal of the single storey70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of a new flat roof Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the lagoon. Withdrawn 02.07.2015
- 1.15. 15/00992/LBC. Removal of the single storey70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of a new flat roof Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the lagoon. Withdrawn 02.07.2015
- 1.16. 16/01171/FUL. Two storey rear extension to hotel following removal of conservatory and outbuildings 912 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 07/10/2016
- 1.17. 16/01172/LBC2. Two storey rear extension to hotel following removal of conservatory and outbuildings 912 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 07/10/2016.
- 1.18. 16/002902/FUL. Extension of hotel cottage to create hotel restaurant with outdoor seating terrace. Withdrawn 07.03.2017.

- 1.19. 16/002903/LBC2. Extension of hotel cottage to create hotel restaurant with outdoor seating terrace. Withdrawn 07.03.2017.
- 1.20. 17/00865/COND. Approval of details reserved by condition 3: Removal of spoil, 4: Construction Method Statement, 8: Landscape Management plan, 9: Arboricultural watching brief, of planning permission 16/01171/FUL - Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Spilt decision 23.06.2017.
- 1.21. 17/00866/COND. Approval of details reserved by Conditions 3: Schedule of materials and 6: Windows/doors, of planning permission 16/01172/LBC - Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park. Approved 30.08.2017
- 1.22. Full planning history available on file.

## 2. Publicity of Application

2.1. This application was advertised by way of neighbour notification letters which required responses by the 25<sup>th</sup> December 2017 and by way of Site Notice which expired on 10<sup>th</sup> January 2018.

## 3. Consultations and Representations

### Consultations

<b>Newbury Town Council</b>	<p>Objection. These five applications refer to three cases, for conversion of Mill Waters Cottages to a restaurant, for the modification of a previously approved extension to the hotel to provide 15 additional rooms, and for a plant room and substation for the hotel. We consider that the three cases together raise many issues which should be considered for hotel and restaurant as a whole, and have not been adequately addressed in the five applications:-</p> <ol style="list-style-type: none"> <li>1) access and egress from the site for the expected traffic volume;</li> <li>2) combined parking capacity on the site for the hotel and restaurant;</li> <li>3) the effects of cooking odours, noise from diners, and light pollution from the proposed restaurant on the residents of the closely adjoining Two Rivers Way;</li> <li>4) the effect on wildlife in the River Lambourn and Kennet &amp; Avon Canal, which should be assessed at the appropriate time of year;</li> <li>5) flooding risk arising from the building extensions and tarmacking of the proposed new parking space;</li> <li>6) the noise from deliveries to the proposed restaurant;</li> <li>7) the proposed landscaping, tree removal, and arboricultural measures. We therefore recommend that all the five applications should be called in and considered as a single whole by the Western Area Planning Committee.</li> </ol>
<b>Highways</b>	<p>I would raise no highway objections to 3 additional guest rooms being created, in addition to the 12 approved.</p> <p>Should conditions / informatives be required, please use those requested on 16/01171/FUL.</p>
<b>Sustainable Drainage</b>	<p>Having reviewed the above application, we note that the proposals in</p>

<b>Team</b>	<p>terms of surface water management are broadly in accordance with previous proposals at the site, however, the proposals are to change the existing gravel car park to permeable block pavements. We consider these amended proposals to be acceptable.</p> <p>If LPA is minded to approve the application, we request that the following condition is attached to the application to ensure that flood risk is appropriately managed for the lifetime of the proposed development.</p>
<b>Natural England</b>	No comments
<b>Environmental Health Conservation</b>	No objections to the variation
<b>Archaeology</b>	The changes include various minor amendments to the external elevations which do not impact the significance of the Grade II listed building. For this reason I have no objections. However, any consent should ensure that the development is carried out in accordance with conditions approved under previous condition discharge applications. No objections
<b>Natural England</b>	No objections to the variation
<b>Natural England</b>	No comment
<b>Ministry of Defence</b>	No objections
<b>Environment Agency</b>	No comment
<ul style="list-style-type: none"> <li>- <b>Newbury Society</b></li> <li>- <b>Ecology,</b></li> <li>- <b>Tree Officer</b></li> </ul>	No response received as of 21 <sup>st</sup> May 2018.

#### 4. Representations

4.1. No letters of representation have been received by the council.

#### 5. Planning Policy Considerations

5.1. The statutory development plan comprises:

- West Berkshire Core Strategy (2006-2026)
- Housing Site Allocations DPD
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Replacement Minerals Local Plan for Berkshire (2001)
- Waste Local Plan for Berkshire (1998)

5.2. The following policies from the West Berkshire Core Strategy are relevant to this application:

- Area Delivery Plan Policy 1: Spatial Strategy
- Area Delivery Plan Policy 2: Newbury
- CS 5: Infrastructure requirements and delivery
- CS 11: Hierarchy of Centres
- CS 13: Transport
- CS 14: Design Principles
- CS 16: Flooding
- CS 17: Biodiversity and Geodiversity
- CS 18: Green Infrastructure
- CS 19: Historic Environment and Landscape Character

5.3. The West Berkshire Core Strategy replaced a number of Planning Policies in the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. However the following Policies remain in place until they are replaced by development plan documents and should be given due weight according to their degree of consistency with the National Planning Policy Framework:

- TRANS1: Meeting the Transport Needs of New development.
- OVS5: Environmental Nuisance and Pollution Control.
- OVS.6: Noise Pollution

5.4. The following Housing Site Allocations Development Plan document policies carry full weight and are relevant to this application:

- C1: Location of New Housing in the Countryside
- P1: Residential Parking for New Development

5.5. Other material considerations for this application include:

- The National Planning Policy Framework (March 2012) (NPPF)
- Planning Practice Guidance (PPG)
- Quality Design Supplementary Planning Document (SPD)

## **6. Proposal**

6.1. The application seeks to vary a previously approved application referenced 16/01171/FUL under Section 73 of the Town and Country Planning Act 1990. This section allows for permission to be varied to give greater levels of flexibility in planning. This application proposed to vary condition (2) of the previous application, namely to vary the approved plans of the previous application. This application revises drawings so that they show the same footprint for the two storey rear extension but with amendments being internal alterations to the modern part of the hotel to provide 15 net additional rooms. This is instead of the 12 net rooms recently approved.

## **7. Determining issues:**

- The Principle of Development;
- The Impact on the Character and Appearance of the Area;
- The Impact on Neighbouring Amenity;
- The Impact on Highway safety;
- Drainage and flooding;
- The Assessment of Sustainable Development;
- Community Infrastructure Levy; and

## **8. The Principle of Development**

8.1. The National Planning Policy Framework (NPPF) makes clear that the starting point for all decision making is the development plan, and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The current development plan for West Berkshire comprises the West Berkshire Core Strategy, the Saved Policies of the West Berkshire District Local Plan and the West Berkshire Housing Site Allocations Development Plan Document.

8.2. The NPPF is a material consideration in the planning process. It places sustainable development at the heart of the planning system and strongly emphasises the need to support sustainable economic growth. The first core planning principle set out in the NPPF

is that planning should be genuinely plan led, providing a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

- 8.3. The Core Strategy was adopted after the introduction of the NPPF and provides an up to date framework for development planning in West Berkshire which is being consolidated by the preparation of the Housing Site Allocations DPD.
- 8.4. The proposed development at Newbury Manor Hotel, London Road, Newbury, is within the settlement boundary of Newbury, as defined within The West Berkshire Core Strategy (2006-2026) and the West Berkshire Housing Site Allocations DPD (November 2015).
- 8.5. Being within the settlement boundary and within an established commercial Hotel site the principle of the proposed development is acceptable. Although the principle of development is acceptable the permission can only be subject to the proposal otherwise being in accordance with development plan policies on design, impact on the character of the area, and impact on the amenity of neighbouring land uses.

## **9. The Impact on the Character and Appearance of the Area**

- 9.1. Planning Policies CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026 are relevant to this application. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Proposals are expected to make efficient use of land whilst respecting the density, and character of the area.
- 9.2. Policy CS19 seeks to conserve and enhance the diversity and local distinctiveness of the landscape character of the District by considering the natural, cultural and functional components of its character as a whole. Particular regard will be given to the sensitivity of the area to change and to ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 9.3. The changes include various minor amendments to the external elevations which do not impact the significance of the Grade II listed building. For this reason the Conservation Officer and the Case Officer raise have no objection to the design. It is largely similar to that of the previously approved hotel extension (16/01171/FUL). The design previously was considered acceptable, as it is now. To ensure the design is high quality conditions have been recommended by the Conservation Officer.
- 9.4. In light of the above the case officer does not feel that the proposal would harm the setting of this Grade II listed building or the Conservation area, the Conservation Officer is in agreement with this assessment. Conditions have been recommended should approval be given.
- 9.5. It is considered, subject to conditions, that the proposed development would not adversely affect the character and appearance of the area in accordance with the provisions of Core Strategy policies ADPP1, ADPP2, CS14, CS19 and the NPPF.

## **10. The impact on neighbouring amenity**

- 10.1. Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Policy CS14 of the Core Strategy states that new development must make a positive contribution to the quality of life in West Berkshire. SPD Quality Design - West Berkshire outlines considerations to be taken into account with regard to residential amenity, and Policy OVS.6 of the West Berkshire District Local Plan Saved Policies considers the potential noise impact of development.
- 10.2. The proposed dwelling would be located at approx. 40 metres away from the closet neighbouring dwelling. The increase in 3 no. bedrooms without an increase in footprint does not raise issues in regards to the impact on the neighbouring amenity. The assessment made in the original application (16/01171/FUL) determination comments on the overall impact on the neighbouring amenity being acceptable. Environmental Health have been consulted upon this application and raise no objection to the increase in 3 no. bedrooms. No objections have been received from neighbouring dwellings. Similar conditions as those previously recommended shall be placed on any permission.
- 10.3. For these reasons, the proposal subject to conditions, in so far as it relates to protecting residential amenity and creating a high quality living environment, would be in accordance with development plan policies CS14 and OVS.6, as well as guidance in SPD Quality Design and the NPPF.

## **11. Highway safety**

- 11.1. The NPPF states that decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policies CS 13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan, set out highway requirements. Policy P1 of the Housing Site Allocations Development Plan Document sets out the residential car parking levels for the district.
- 11.2. The Local Authorities Highways team raised no objections to the additional 3 no. bedrooms in this application. There is not considered to be an unacceptable increase in traffic movements caused by the proposed development on this large hotel site. Highways have recommended that previously approved conditions be placed on this application.
- 11.3. Therefore the proposal is considered to be acceptable and in accordance with CS13 of the West Berkshire Core Strategy (2006-2026), Saved Local Plan policy Trans1 and the NPPF.

## **12. Drainage and Flooding**

- 12.1. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS 16 addresses issues regarding flood risk. The extension footprint is similar to that of the previously approved scheme (16/01171/FUL) to which subject to conditions was considered acceptable. As such the proposed development changing the internal layout with an additional 30 no. rooms does not raise objection from our Sustainable drainage team.
- 12.2. For these reasons, the proposal would be in accordance with policy CS16 of the Core Strategy and advice contained within the NPPF.

## **13. Ecology**

- 13.1. Policy CS 17 of the Core Strategy states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. The NPPF supports the overall aims and objectives of this policy.

13.2. The application site is located adjacent to a SAC and SSSI of the River Lambourn. The extension to the hotel will be located approx. 50 metres from the SAC and SSSI. However the construction of the hotel extension poses risk to the SAC and SSSI. A number of conditions have been recommended to minimise the impact to the Ecology of the site similar to that of the original permission 16/01171/FUL.

13.3. For these reasons, the proposal would be in accordance with the provisions of Core Strategy CS17 and advice within the NPPF.

#### **14. The Assessment of Sustainable Development**

14.1. The NPPF has introduced a presumption in favour of sustainable development, which paragraph 197 advises should be applied in assessing and determining development proposals. The NPPF identifies three dimensions to sustainable development: economic, social and environmental.

14.2. Being a proposed extension to a hotel the scheme has economic considerations by promoting the commercial ability of the site and hotel in addition to the immediate construction period benefits. The Environmental considerations have been assessed in terms of design, amenity and impact on the area. Social considerations overlap those of the environmental in terms of amenity. Having assessed the application in terms of design, impact on the area and impact on neighbouring amenity the development is considered sustainable development

#### **15. Community Infrastructure Levy (CIL)**

15.1. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations the proposal for the extension to the Hotel incurs no CIL charge under the adopted local charging schedule.

#### **16. Conclusion**

16.1. The application site is an established hotel site which is subject to previous extant permissions and other pending permissions. The various to condition two does not raise concerns in regards to the design, impact on the surrounding neighbouring amenity, highways or ecology of the site. Conditions are recommended as per the previously approved application 16/01171/FUL.

16.2. The proposal considered within this application for the erection of a Plant Room and Substation at Newbury Manor Hotel are considered in accordance with National Planning Policy Framework (March 2012) and policies ADPP1, ADPP2, CS11, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), OVS.5 and OVS.6 of the West Berkshire Local Plan Policies 1991-2006 (Saved 2007). In addition to these the proposal is in line with supplementary planning guidance Quality Design (June 2006).

#### **17. Recommendation**

**The Head of Development and Planning be authorised to GRANT Planning Permission subject to the following conditions:-**



### **1. Commencement date 3 Years from previous approval**

The development hereby permitted shall be begun before the expiration of three years (29<sup>th</sup> April 2019) from the date of the initial permission 16/01171/FUL which was given on the 29<sup>th</sup> April 2016.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **2. Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved drawings

Drawing title "Proposed Elevations (Sheet 1 of 2)" Drawing number P-03.01 -. Date stamped 27<sup>th</sup> November 2017.

Drawing title "Proposed Elevations (Sheet 2 of 2)". Drawing number P-03.02-. Date stamped 27<sup>th</sup> November 2017.

Drawing title "Ground Floor Plan". Drawing number P-02.01-. Date stamped 27<sup>th</sup> November 2017.

Drawing title "First Floor Plan". Drawing number P-02.02-. Date stamped 27<sup>th</sup> November 2017.

Drawing title "Second Floor Plan". Drawing number P-02.03-. Date stamped 27<sup>th</sup> November 2017.

Drawing title "Roof Plan". Drawing number P-02.04-. Date stamped 27<sup>th</sup> November 2017.

Drawing title "Hotel Extension Surface Water Drainage Strategy". Drawing no. 36034/4001/002 Rev B. Date received 01/09/2016

Drawing title "Proposed Site Plan". Drawing number 01. Date received 16/05/2016

Drawing title "Ground Floor Plan Demolition". Drawing number J-284\_DD\_P2\_A21\_00. Date received 16/05/2016

Drawing title "Sections". Drawing number J-284\_DD\_P2\_A21\_06. Date received 16/05/2016

Reason: For the avoidance of doubt and in the interest of proper planning.

### **3. Details of Spoil use to be submitted to and approved by the Local Planning Authority**

No development shall take place until full details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil (not to be deposited) from the site;
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS17 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

#### **4. Submission of Construction Ecology Management Plan**

No development shall take place until a Construction Ecology Management Plan has been submitted to and approved in writing by the Local Planning Authority. Natural England shall be consulted upon the details submitted in the interest of the SAC/SSSI. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) Measures to ensure no sediment or polluted runoff enters the river when undertaking activities such as wheel washing, refuelling of machinery, storing materials etc.
- (i) Measure to ensure best practice and Environmental standards will be adhered to where practically possible

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety and the safeguarding of the SAC/SSSI. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

#### **5. Parking in accordance with plans**

The development shall not be brought into use until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

#### **6. Cycle Parking**

The development hereby permitted shall not be occupied until 10 covered and secure cycle parking spaces have been provided. These cycle parking spaces shall be retained for this purpose at all times.

The development hereby permitted shall not be occupied until 2 motorcycle parking spaces have been provided. These motorcycle parking spaces shall be retained for this purpose at all times.

Reason: To ensure that there is adequate motorcycle parking within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

## **7. Hours of Construction Work**

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers. In accordance with CS14 of the West Berkshire Core Strategy (2006-2026) and OVS.6 of the West Berkshire Local Plan 1991-2006 (Saved Policies 2007).

## **8. Landscape Management Plan in accordance with details submitted**

The Landscaping, Landscape Management for a minimum period of 5 years shall be in accordance with the details submitted to the Local Planning Authority under application 17/00865/COND1 to which details in relation to condition 8 were discharge in accordance with the below listed documents;

- Drawing 149/LA/PP/00/01 Rev A. Landscape Planting Plan and
- Document 149 Newbury Manor Landscape Management Plan Rev A.

These documents were submitted on the 15th June 2017 via email from the agent and contain satisfactory details. The development shall be carried out in accordance with this details irrespective of the details provided in this application.

Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the National Planning Policy Framework (March 2012), Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

## **9. Arboricultural Methods in accordance with details submitted**

The development shall be carried out in accordance with the document titled Arboricultural Method Statement 149/AMS/9.13, containing information in regards to the sites Arboriculture method, tree survey, and tree protection plan produced by Astley Partnership Ltd prescribes the measures relating to tree protection, method of work to minimise the impact on the trees and Arboricultural supervision of the site, submitted to and discharged under application 17/00865/COND1. Confirmation that the Arboricultural Consultants would be used to ensure the Arboricultural Supervision of the site was carried out in line with the details contained within the document 149/AMS/9.13 was received in an email the agent dated 06/06/2017. The development shall be carried out in accordance with this details irrespective of the details provided in this application.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

## **10. Protective Fencing in accordance with details submitted**

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered plan 1504-01. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

## **11. Sustainable Drainage Methods in accordance with details submitted**

The development hereby permitted shall not be brought into use until the sustainable drainage measures identified in Drawing title "Hotel Extension Surface Water Drainage Strategy". Drawing no. 36034/4001/002 Rev B. Date received 01/09/2016 and drainage note TN001 (Rev A) have been provided in accordance with the approved details. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006).

DC

**TOWN AND COUNTRY PLANNING ACT 1990**

Walsingham Planning  
Sophie Matthews  
Bourne House  
Corse End Road  
BOURNE END  
SL8 5AR

Applicant:  
SCP Newbury Manor Ltd

**PART I - DETAILS OF APPLICATION**

Date of Application	Application No.
29th April 2016	16/01171/FUL

**THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:**

Two storey rear extension to hotel following removal of conservatory and outbuildings (12 net additional rooms); elevational improvements; internal alterations; permeable paving of car park.

Newbury Manor Hotel, London Road, Newbury, West Berkshire

(1) **PART II - DECISION**

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **GRANTS** planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings

- Drawing title "Proposed Ground Floor GA". Drawing no. 5547-SKH-03 Rev B. Date received 09/09/2016
- Drawing title "Proposed First Floor GA". Drawing no. 5547-SKH-04 Rev A. Date received 16/05/2016
- Drawing title "Proposed Second Floor GA". Drawing no. 5547-SKH-05 Rev A. Date received 16/05/2016
- Drawing title "Proposed Roof Plan". Drawing no. 5547-SKH-06 Rev A. Date received 16/05/2016
- Drawing title "Proposed Elevations Sheet 1 or 2". Drawing no. 5547-SKH-07 Rev A. Date received 16/05/2016.
- Drawing title "Proposed Elevations Sheet 2 of 2". Drawing no. 5547-SKH-08 Rev A. Date received 16/05/2016.
- Drawing title "Hotel Extension Surface Water Drainage Strategy". Drawing no. 36034/4001/002 Rev B. Date received 01/09/2016
- Drawing title "Proposed Site Plan". Drawing number 01. Date received 16/05/2016
- Drawing title "Ground Floor Plan Demolition". Drawing number J-284\_DD\_P2\_A21\_00. Date received 16/05/2016
- Drawing title "Sections". Drawing number J-284\_DD\_P2\_A21\_06. Date received 16/05/2016

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No development shall take place until full details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil (not to be deposited) from the site;
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS17 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

4. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. Natural England shall be consulted upon the details submitted in the interest of the SAC/SSSI. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety and the safeguarding of the SAC/SSSI. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. The development shall not be brought into use until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. The development hereby permitted shall not be occupied until 10 covered and secure cycle parking spaces have been provided. These cycle parking spaces shall be retained for this purpose at all times.

The development hereby permitted shall not be occupied until 2 motorcycle parking spaces have been provided. These motorcycle parking spaces shall be retained for this purpose at all times.

Reason: To ensure that there is adequate motorcycle parking within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers. In accordance with CS14 of the West Berkshire Core Strategy (2006-2026) and OVS.6 of the West Berkshire Local Plan 1991-2006 (Saved Policies 2007).

8. No development or other operations shall commence on site until a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The plan shall include any areas of existing landscaping including woodlands and also include any areas of proposed landscaping within the hotel grounds.

Reason: To ensure the long term management of existing and proposed landscaping in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

9. No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

10. Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered plan 1504-01. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

11. The development hereby permitted shall not be brought into use until the sustainable drainage measures identified in Drawing title "Hotel Extension Surface Water Drainage Strategy". Drawing no. 36034/4001/002 Rev B. Date received 01/09/2016 and drainage note TN001 (Rev A) have been provided in accordance with the approved details. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design - Part 4 Sustainable Design Techniques (June 2006).

The decision to grant This decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, South East Plan Regional Spatial Strategy for the south east of England 2009 West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

#### INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.
3. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area.
4. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
5. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6. This Planning Permission should be read in conjunction with associated Listed Building Consent  
\*\*\*\*.

Decision Date :- 7th October 2016



**Gary Lugg**  
Head of Planning & Countryside



## TOWN AND COUNTRY PLANNING ACT 1990

### Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

#### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

# CASE OFFICER'S (MSH) REPORT ON APPLICATION NUMBER 16/01171/FUL



**Site: Newbury Manor Hotel  
London Road  
Newbury  
West Berkshire**

## 1. CONSULTATIONS AND REPRESENTATIONS

1.1. Newbury Town Council - No objection/Comment : We consider that in general this development will be an improvement. A check should be made that the proposed additional 12 parking spaces will be adequate for the expected additional capacity. The present car park does not have marked-out parking spaces, which causes inconvenience and inefficient use of space. The new car park should rectify this by clearly marking its parking locations.

1.2. Conservation - The proposed extensions to the main hotel have been designed to reflect the character, scale and form of the existing building and other modern additions, but will remain subservient to the main building. The proposed extensions and remodelling of the north-east and south-east elevations will help 'tidy up' this area of the hotel, therefore enhancing the setting of the listed building.

A new replacement link extension is proposed on the south-west elevation, which will form the residents' foyer. The proposed glazed link with aluminium profiling is a great improvement over the existing unattractive link.

In terms of internal works to the original building it is proposed to remove part of the original exterior wall, to create a wider opening (please note that the Ground Floor Demolition Plan is incorrect as it does not show the removal of this section of wall). Whilst the Conservation Officer understands the need to improve the connections between these rooms, they are concerned about the loss of such a large section of original wall. The conservation officer recommends that the plans are amended to retain more of this original wall.

Amended Plans were subsequently submitted on the 13/06/2016, to which the Conservation officer had no objection too.

1.3. Highways - This is an established hotel. The proposal will see an increase in the number of bedrooms. Staff numbers will also increase. The level of parking will be increased and formalised.

The highway recommendation is for conditional approval. Should details of cycle and motorcycle parking be provided prior to determination, the conditions relating to this can be altered to 'as per the plans'.

1.4. Sustainable Drainage - SuDs had initial questions regarding the information submitted and later Drainage Notes submitted. These questions were answered in email correspondence which results in a no objections from SuDs.

1.5. Natural England - Natural England (NE) initially objected to the proposal through lack of information regarding the impact on the SSSI the River Lambourn. Further information was required regarding SuDs methods and waste management that would minimise the impact on the river Lambourn.

Additional drainage and ecology information was submitted on the 28/06/2016 and 30/06/2016 respectively. This information was commented upon by NE of which required greater detail than given. Additional SuDs information was provided at a later date and NE's Hydrologist considered this information and upon re-consultation on the 25th August gave no objections and provided suggested conditions.

1.6. Environmental Health - No objection, suggested condition regarding hours of work.

1.7. Public Rights of Way - No response

1.8. Ramblers association - No response

1.9. Archaeological Officer - No objection

1.10. Tree Officer - The proposed plan submitted ref: 1504-01 proposed site plan is accompanied by an arboricultural appraisal and implications assessment by ACS (Trees) Consulting dated 04 April 2016.

The assessment provides details of the recommended supervision of site works for the development of the car park area and the protective measures proposed.

No objection to the application in principle; sufficient information has been submitted indicating that tree protection measures will be instigated and a survey of the trees on site has been submitted, also indicating trees for removal. The arboricultural protection is likely to need carrying out in 2 stages and details should be shown to accommodate this.

However, given the potential removal of some poor specimens in the future, this application also represents an opportunity to significantly enhance the landscaping of the site with the introduction of specimen trees in particular.

No objection, conditions offered.

1.11. Ecology - No response

1.12. Ministry of Defence - No objection

1.13. Newbury Society - No objection

1.14. Canal and Rivers Trust - No objection

1.15. Environment Agency - No response (Consulted twice on separated occasions)

No letters of support or objection received to the proposal.

All full consultation responses are available to view under file reference number.

## 2. DESCRIPTION OF DEVELOPMENT (LOCATION)

2.1. The proposed development to Newbury Manor Hotel, London Road, Newbury is a two storey rear extension to the hotel, following removal of conservatory and outbuildings (12 Net additional rooms. Including

elevational Improvements, internal alterations and permeable paving of car park. The proposed development is located with the settlement boundary of Newbury Town, within the Conservation Area of Newbury and adjacent to a Site of Scientific Interest of the River Lambourn. The proposal is also sited within Flood Zone 2.

### 3. RELEVANT POLICES

The planning system is plan-led, which means that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The West Berkshire Development Plan comprises:

- The West Berkshire Core Strategy 2006-2026
- The West Berkshire District Local Plan 1991-2006 Saved Policies 2007
- The South East Plan 2009 insofar as Policy NRM6 applies
- The Replacement Minerals Local Plan for Berkshire 2001
- The Waste Local Plan for Berkshire 1998
- Supplementary Planning Documents and Guidance

In this instance, the following policies of the Development Plan are considered relevant to the proposal.

#### 3.1. West Berkshire Core Strategy (2006-2026)

Area Delivery Plan Policy 1 Spatial Strategy  
Area Delivery Plan Policy 2 Newbury  
Policy CS 5 Infrastructure Requirements and Delivery  
Policy CS 11 Hierarchy of Centres  
Policy CS 13 Transport  
Policy CS 14 Design Principles  
Policy CS 16 Flooding  
Policy CS 17 Biodiversity and Geodiversity  
Policy CS 19 Historic Landscape and Environment Character

#### 3.2. The West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

HSG.1 The identification of settlements for planning purposes  
OVS.5 Environmental Nuisance and Pollution Control  
OVS.6 Noise Pollution

#### 3.3. Supplementary Planning Guidance

Quality Design (June 2006)

#### 3.4. Other Material Considerations

National Planning Policy Framework (March 2012)  
Planning Practice Guidance (March 2014)

### 4. RELEVANT PLANNING HISTORY

4.1. Most recent planning history below, full planning history available on file.

4.2. 15/00991/FUL. Removal of the single storey 70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of new flat roofed Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the Lagoon. Withdrawn 02/07/2015

4.3. 15/00992/LBC2. Removal of the single storey 70's flat roofed building attached to the original watermill and blacksmiths brick building and the construction of new flat roofed Oak framed building to replace the building removed. The extent of the proposed new building is to extend in to the Lagoon. Withdrawn 02/07/2015

## 5. CONSIDERATION OF APPLICATION

The Principle of the Development

The Design and Impact on the Character and Appearance of the Area

The Impact on Neighbouring Amenity

The Impact on Highways

Other Matters

### 5.1. THE PRINCIPLE OF THE DEVELOPMENT

5.1.1. The proposed development at Newbury Manor Hotel, London Road, Newbury, West Berkshire is within the settlement boundary of Newbury, as defined within policy HSG1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

5.1.2. Being within the settlement boundary the principle of the proposed development is acceptable. This is subject to the proposal otherwise being in accordance with development plan policies on design, impact on the character of the area, and impact on the amenity of neighbouring land uses.

5.1.3. ADDP1 states that most development should be focused within or adjacent to settlement boundaries and well related transport (especially public transport, cycling and walking). Development should relate to the sites current character and surrounds. The development of Newbury Manor Hotel is considered to respect the sites current character and surrounds as explained in terms of design later in this report and in terms of being within settlement boundary as therefore accessible to transport links.

5.1.4. ADDP1 states that Newbury will be the main focus for business development over the plan period. More efficient use of existing sites and premises should be made in order to attract inward investment, respond to modern business requirements, and meet the demand for employment over the plan period.

5.1.5. Paragraph 24 of the NPPF (2012) states that when considering edge of centre and out of centres proposals, preference should be given to accessible sites that are well connect to the town centre. This point is demonstrated by the proposal being with the settlement boundary on a site that is already established.

5.1.6. Therefore the principle of extending Newbury Manor Hotel and the hotel facilities on site are considered in principle acceptable in terms of ADDP 1 and CS11 of the West Berkshire Core Strategy (2006-2026).

### 5.2. THE DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

5.2.1. The NPPF is clear that good design is indivisible from good planning; it attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings.

5.2.2. Policy CS14 of the West Berkshire Core Strategy states that development should demonstrate a high quality and sustainable design that respects and enhances the character and appearance of the area. Development must make a positive contribution to the quality of life in West Berkshire, giving regard not just to the immediate area but the wider locality.

5.2.3. The Conservation officer commented that Newbury Manor Hotel is an early C19th Grade II listed former mill house, now a hotel. An extension was added to the west side in the late C19th, this now forms what is now the main front entrance. The original early C19th portion of the building is two storeys with a tiled roof and gable stacks. The former entrance has been replaced with a splayed bay with French windows. The later C19th is two storeys with a hipped roof and dormer windows. A Tuscan style portico has been added to the entrance on the southern elevation, this forms the main entrance.

5.2.4. The proposal is for an extension to the north east corner of the hotel, to provide additional hotel accommodation. The proposal is also for the remodelling of the east elevation, so that it forms a more prominent main entrance.

5.2.5. The Conservation Officer also commented that the proposed extensions to the main hotel have been designed to reflect the character, scale and form of the existing building and other modern additions, but will remain subservient to the main building. The proposed extensions and remodelling of the north-east and south-east elevations will help 'tidy up' this area of the hotel, this will therefore enhance the setting of the listed building.

5.2.6. A new replacement link extension is proposed on the south-west elevation, which will form the residents' foyer. The proposed glazed link with aluminium profiling is a great improvement over the existing unattractive link according to the Conservation Officer.

5.2.7. The Case Officer makes a similar conclusion to the Conservation Officer in terms of design of the proposal. The case officer finds it appropriate to request a sample of materials prior to commencement to ensure that materials will match and compliment the areas that are re modelled and newly built under the Listed Building application.

5.2.8. The proposal is set away from the highway; the proposal will be visible above boundary treatments from London Road however as the Conservation officer has already commented this proposal will "tidy up" this area that may be visible in the street scene. This will result in a more attractive facade from views of the hotel from London Road. The proposal gives high regard to the original property, respecting its setting adjacent to the SSSI.

5.2.9. The proposal is therefore considered acceptable in accordance with Supplementary Planning Guidance 'Quality Design' (June 2006). In addition to the proposal is considered in line with policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) as it constitutes a high quality of design that enhances the area.

### 5.3. THE IMPACT ON NEIGHBOURING AMENITY

5.4. The proposed extension to Newbury Manor Hotel is considered on balance not to impact the Neighbouring amenity to an unacceptable extent. The main area of concern is the east side of the development that neighbours properties of Two Rivers Way. These are the closest residential properties that may be impacted from the proposal.

5.5. The main entrance has not moved location but has been changed and improved. Areas of paving/patio are present in this location near to the residential area at current and in the proposal. The Case Officer perceives the changes not to adversely impact the neighbouring amenity as the increase use will be minimal.

5.6. The new extension has new openings and Juliet balconies facing the nearest residential properties. However these new openings are not perceived to cause an increase in overlooking or overbearing. None of the new windows fall within 21 metres of directly facing neighbouring windows and therefore are acceptable in terms of impact.

5.7. The area of the site adjacent to the Boundary on the east of the site is already in use as a Car Park. The marking out of this area and inclusion of permeable paving, although close to neighbouring amenity is on balance acceptable as the use of this area as car parking is established.

5.8. No letters of objection or support have been received to the proposal.

5.9. The hotel is set in a large curtilage, with the main hotel set away from neighbouring properties. Although an intensification of the use on the site the Case Officer feels on balance, it is an acceptable increase that will not detrimentally harm the neighbouring properties. Accordingly the proposal does not pose an adverse impact on the neighbouring amenity. It is acceptable and in accordance with CS14 of the West Berkshire Core Strategy (2006-2026).

#### 5.10. THE IMPACT ON HIGHWAYS

5.10.1. The highways department raised no objection to the proposal as the existing access will be utilised to facilitate the expansion. The parking that is proposed is considered acceptable, however it is noted that a condition should be placed to seek cycle parking and motor cycle parking.

5.10.2. The additional vehicle movements that will be generated as a result of this proposal are acceptable.

5.10.3. The hotel is well establish and the proposal will see an increase in the number of bedrooms and staff numbers increasing, however the level of parking will be increased as a result of the proposal. Therefore the proposal is recommended for conditional approval by the highways department in accordance with CS13 of the West Berkshire Core Strategy (2006-2026).

#### 5.11. THE IMPACT ON BIODIVERSITY

5.11.1. Policy CS17 of the West Berkshire Core Strategy (2006-2026) protects the Biodiversity and Geodiversity assets across West Berkshire. Development will only be permitted where clear demonstrable social or economic benefits to the region outweigh the need to safeguard the site or species and that adequate compensation and mitigation measures are provided when damage is unavoidable. The river Lambourn runs adjacent to the site and Natural England (NE) were consulted on the application.

5.11.2. NE initially objected to the proposal through lack of information regarding the impact on the SSSI the River Lambourn. Further information was required regarding SuDs methods and waste management that would minimise the impact on the river Lambourn.

5.11.3. Additional drainage and ecology information was submitted on the 28/06/2016 and 30/06/2016 respectively. This information was commented upon by NE of which required greater detail than given. Additional SuDs information was provided at a later date and NE's Hydrologist considered this information and upon re-consultation on the 25th August gave no objections and provided suggested objections. Conditions have been suggested by NE which concern materials and construction techniques to accommodate the SSSI can be accommodated. However the details required in conjunction with the monitoring of the permeable

paving and the management of the permeable paving do not meet the requirements of the PPG's 6 tests and therefore cannot be conditioned. It must be noted that these areas have existing gravelled surfaces.

5.11.4. In accordance with the no objection response and conditions received from Natural England's and the nature of development resulted in the Ecology Officer not wishing to comment the Case Officer assesses the proposal to be in accordance with CS17 of the West Berkshire Core Strategy (2006-2026).

## 5.12. THE IMPACT ON FLOODING

5.12.1. Policy CS16 of the West Berkshire Core Strategy (2006-2026) relates the flooding and the issues that arise from new development in relation to this point. The policy explains how development within areas of flood risk from any source of flooding will only be accepted if it is demonstrated that it is appropriate at that location. The policy goes on to explain how development should be safe and not increase flood risk elsewhere and would not have an adverse impact on the capacity of the area to store floodwater.

5.12.2. Upon examination of the SuDs details submitted in this application the SuDs team had a query as to what was the "attenuation storage" being referred to in the Drainage Technical Note (DTN) TN001. The SuDs team required further calculations to clarify capacity. This was important as the higher ground water levels that may occur will reduce the ability for infiltration which may cause greater overland flow. It was confirmed via email reply by the agent that the "attenuation storage" will be the permeable paving sub-base and the capacity levels. These details were to the satisfaction of the SuDs Team and accordingly in line with CS16 of the West Berkshire Core Strategy (2006-2026).

## 5.13. OTHER MATTERS

### 5.13.1. Presumption in favour of sustainable development

5.13.2. The National Planning Policy Framework places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal.

5.13.3. Being a proposed Hotel extension including expansion, remodelling and additional parking the case officer finds the economic sustainability of the scheme is beneficial to the surrounding area providing more commerce and jobs to the area. Social considerations overlap those of the environmental in terms of amenity. Having assessed the application in terms of design, impact on the area and impact on neighbouring amenity the development is considered sustainable development. The environmental Sustainability of the proposal in terms of its impact on the River Lambourn have been fully assessed by Natural England and Conditions for the protection of the area have been given.

5.13.4. Paragraph 203 of the NPPF is clear that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. The NPPF goes on to state at paragraph 206 that conditions should only be imposed where they are necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects. It is also clear that whether it is appropriate for the Local Planning Authority to impose a condition on a grant of planning permission will depend on the specifics of the case.

5.13.5. Conditions have been placed in regards to expiration date of permission, the approved design plans, and the materials used. Conditions have also been placed in conjunction to the construction method, landscaping and Arboricultural aspects. Conditions of approved SuDs details to be submitted alongside tree protection details. These conditions are placed in accordance with Planning Practice Guidance (March 2014) in the interest of good planning.



5.13.6. The proposed floor space created is 475 square metres however due to the nature of development being of Hotel use no CIL charge is due.

## 6. CONCLUSION

6.1. The proposal at Newbury Manor Hotel, London Road, Newbury, West Berkshire is in accordance with National Planning Policy Framework (March 2012) and policies ADPP1, ADPP2, CS5, CS11, CS13, CS14, CS16, CS17, and CS19 of the West Berkshire Core Strategy (2006-2026). The West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) OVS.5 Environmental Nuisance and Pollution Control and OVS.6 Noise Pollution. In addition to these the proposal is in line with supplementary planning guidance Quality Design (June 2006). It is therefore recommended for APPROVAL.

Copy for  
Newbury Town Council  
Town Hall  
Market Place  
Newbury  
RG14 5AA