

**WESTERN AREA PLANNING COMMITTEE
ON 6TH JUNE 2018**

UPDATE REPORT

Item No: (5) **Application No:** 17/03238/LBC2 **Page No.** 115-134

Site: Mill Waters Cottage at Newbury Manor Hotel, London Road, Berkshire RG14 2BY

Planning Officer Presenting: Matthew Shepherd

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Edward Sharp
Rebecca Richards
Thomas Hall

Supporter(s) speaking: N/A

Applicant/Agent speaking: Tiffany Renwick on behalf of applicant
Euan Brown on behalf of agent

Ward Member(s): Councillor Jeff Beck
Councillor David Goff

Update Information:

Updated Information from the Agent

- Applications 17/03237/COMIND and 17/03238/LBC2 mention wall mounted condensers, however, this appears to be a mistake or have been superseded. The restaurant will instead be served by the VRV condensers shown on the service plan submitted to support application 17/03223/FUL.
- The agent is happy to accept conditions regarding parking and landscaping if they will make the development acceptable
- When queried over the 'good practice' of the management plan of the hotel, for instance in regards to employees breaks and smoking areas, the agent comments that he already runs two hotels, so they would be quite happy to submit a good management plan covering relevant issues.

Updated Information from Objectors

Changes to the plans have been suggested by objectors to the application these contain

- Moving all nuisance or polluting activities of the development to the least sensitive parts of the site.
- As all screening in the form of trees and shrubs is being removed along the perimeter adjoining the residences to facilitate parking, this effectively removes all our privacy and screening from noise and will allow light from car headlights, car park lights and hotel lights into our rear bedrooms and living areas at night. We request that a 4 metre high sound insulating barrier be erected at the rear and adjacent to the residential properties and that the barrier conform with BS EN 1793, BS EN 1794-1 and BS EN 1794-2.
- Replace the bi-fold doors with full glazed windows along the Southern side of the restaurant, reduce and move the outdoor seating and dining area from the South of the restaurant to the West of the restaurant either side of the West facing entrance.
- Extend the exhaust flue to terminate above the West facing entrance to the restaurant
- Create an internal access point to the refuse and recycling store. It is accepted that the refuse and recycling bins would need to be taken out once a day for collection by waste carriers but this is a better solution than having staff constantly accessing an exterior refuse and recycling store continually throughout the day and night only 5 metres from our property
- Move the wall mounted condenser from the East side of the property (5m from our boundary) to a less sensitive area, ideally the SW or NW corners, complying with Saved Policy OVS.5
- Move the motor cycle parking bays to the NW corner of the car park
- Retain the buffer zone between restaurant and River Lambourn of 8 metres into the future
- A restriction be placed to restrict the use of the land adjacent to the restaurant for gazebo's, BBQ's and other semi- permanent structures.
- To this effect, we would request that a condition be put in place requiring the applicants to install a professional permanent noise monitoring system in a garden of one of the residences (we would be happy for it to be in ours).
- As the East side of the proposed restaurant is the service area and kitchen, it would be a natural place for staff to smoke. We would request a condition be put in place that the East side of the restaurant be designated a 'No Smoking' area as it is immediately next to our boundary.
- Justify the exclusions of "events" in relation to both noise and traffic modelling.

Additionally information has been provided showing photographs of water voles and bats on the site but these could not be displayed to the committee. This is due to Local Authorities (Access to meeting and documents (Period Notice) (England) Order 2002)