

**WESTERN AREA PLANNING COMMITTEE
ON 31ST OCTOBER 2018**

UPDATE REPORT

Item No: (3) **Application No:** 18/02019/COMIND **Page No.** 33 - 62

Site: Newbury Manor Hotel, London Road, Newbury, Berkshire, RG14 2BY

Planning Officer Presenting: Matthew Shepherd

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Mr Peter Harvey-Di Gioia
Mr Edward Sharp

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Gavin Cooper

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

Update Information:

The Case Officer wishes to update his recommendation.

The Environment Agency have not responded to the Council's consultation and therefore the recommendation on the application must change to reflect a resolution to approve the application subject to no objections from the Environment Agency. The Case Officer is satisfied this is safe to do so given that the Environment Agency did not raise objection subject to conditions to the previous application 17/03237/COMIND and no objections subject to conditions to previous similar application 16/02902/FUL. The same condition has been recommended in this report. It is anticipated the Environment Agency's response will be received before the 13 week date of determination.

Following the site visit, the agent of the application confirms that the Copper Beech that was identified next to tree T34 will be retained as it falls within the 2.5 metre landscaping strip along the boundary with Two Rivers Way. The trees on that boundary have never been surveyed because they do not fall into the survey criteria as required under BS5837.

The agent added that the floor space referred to in both Transport Statements are actually both incorrect. The attached plans show a floor area of 514.6 sqm. This area is broken up as follows:-

Ground Floor	471.2 sqm
First Floor	43.4 sqm
TOTAL	514.6 sqm

Plant Enclosure 13.1 sqm

The minor error in the floor areas does not change any of the conclusions in the TA.

DC