

**WESTERN AREA PLANNING COMMITTEE  
ON 3<sup>RD</sup> JULY 2019**

**UPDATE REPORT**

**Item No:** (3)                      **Application No:** 18/03340/COMIND                      **Page No.** 67 - 75

**Site:** The Lodge, Newbury Racecourse, Racecourse Road, Newbury RG14 7NZ

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**Planning Officer Presenting:** Simon Till

**Member Presenting:**

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**Parish Representative speaking:** Ken Neal

**Objector(s) speaking:** Raymond Beard

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** A Representative from Newbury Racecourse and Catherine Tyrer (Agent)

**Ward Member(s):** Councillor Billy Drummond  
Councillor Erik Pattenden

**Update Information:**

1. Distances

During the site visit Members queried distances from the edge of the red line and the outdoor seating area to the front of dwellings on horse walk. These are set out below:-

- Distance edge of red line to front of dwellings = 17 metres
- Distance southern hedge of seating area to front of dwellings = 35 metres

Members also queried the distance from the existing lodge building to the rear outdoor space of the adjacent nursery, which is 35 metres.

2. Complaints to the racecourse

During the site visit Members requested further information on the number of complaints received by the

Newbury Racecourse in respect of noise. The racecourse have advised as follows:-

“We don’t keep specific records. In terms of how many complaints have been escalated to senior management, a very low number, half a dozen maybe – these were all in the early days of opening and were largely around outdoor noise (but not necessarily anti-social behaviour) and privacy, which we responded to by putting in the privacy screening on windows, additional planting and putting in place a 10pm curfew on the outdoor terrace. I’m sure there has been the odd occasion where someone has been a bit rowdy, but the hotel management team are trained to deal with this and we also employ additional security on race days and if we have large social parties staying in the hotel (which is not often, as it is predominantly single business travellers)”.

DC