

## Simon Till

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**From:** Planapps  
**Sent:** 18 May 2020 12:54  
**To:** Simon Till  
**Subject:** FW: Objections to Planning Application 18/03340/COMIND

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**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** 15 May 2020 11:45  
**To:** Planapps <Planapps@westberks.gov.uk>  
**Subject:** Re: Objections to Planning Application 18/03340/COMIND

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1. Unfair process: after unexplained delay, during which The Lodge's hotel's operation continues without consent, this application is on 8 days' notice. It has not been advertised, notwithstanding strong opposition.
2. This is a major departure from the stated intention of NRC not to build the 123-room hotel on its clearly established and confirmed site: Unless that hotel is to be built as approved between the Grandstand and the Central Area, the previous consents don't apply. It is misconceived for officers to say the limit of 123 bedrooms 'is imposed across the entire planning site', (i.e., the entire racecourse) when the hotel was only permitted on one identified place.
3. There cannot be two hotels without a case to justify that development: With one at The Lodge, the case for retaining permission for a 123-room hotel is lost. Approval would be an unfair green light to extending The Lodge to 123 rooms.
4. NRC's evidence was to avoid high costs of a new hotel, when it could use The Lodge. This proposal is inviting WBC, based on later private representations, to ignore that evidence.
5. It is not for officers, tasked with carrying out instructions as to the terms of a s.106 agreement, to abandon that task and instead spend months in private negotiations about major changes to the conditional approval.
6. It is questionable whether s.106 provides authority to permit such arrangements, there being no legal report to justify them. Alternatively, reliance on it must only follow detailed reopening of the planning history and proper public engagement.
7. If NRC will not sign a s.106 agreement in the terms presently required, then this application should be refused. If the 123-room hotel is to be retained, then there should not be a hotel at The Lodge. Instead, NRC should seek for it only a temporary permission. Alternatively, the consent must require NRC to revert the use of The Lodge to a racing-related hostel before it can build and open its hotel.
8. It is pure fiction for officers to state that The Lodge is a 'valuable amenity', when there was no public support for it. Community members have actively opposed it being used other than a hostel. Cllr Vickers' role, without stated reference to Greenham ward councillors, on planning condition 4 only serves NRC's purposes and does not represent community views or interests.

9. To permit The Lodge's closure for 'private functions' implies an operation inconsistent with a full-time hotel. NRC's 'Heart Space' already fully services private and other functions. Any community use is also best placed there, which is also closer to residential Eastern and Central Areas and not just adjacent to the residential Western Area.

10. This 4th condition is akin to a licensing matter, and is not for planning. The Racecourse site has a full entertainment licence, including The Lodge. It is either ultra vires or immaterial for planning purposes.

