

# Supplemental Items for Western Area Planning Committee

**Wednesday, 3rd July, 2019 at 6.30 pm**  
in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

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|-----|--|---------|
| (1) | <b>Application No. and Parish: 19/01035/HOUSE, Gilberts, Hill Green, Leckhampstead</b><br><b>Proposal:</b> Demolition of porch and single storey extensions, new single storey extension and other alterations<br><b>Location:</b> Gilberts, Hill Green, Leckhampstead<br><b>Applicant:</b> Mrs V Von Celsing<br><b>Recommendation:</b> To DELEGATE to the Head of Development and Planning to <b>REFUSE</b> PLANNING PERMISSION   | 5 - 6   |
| (3) | <b>Application No. and Parish: 18/01441/HOUSE, Hayward Green Farm, West Woodhay</b><br><b>Proposal:</b> Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (Retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage<br><b>Location:</b> Hayward Green Farm, West Woodhay<br><b>Applicant:</b> Mr Charles Brown<br><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> planning permission | 7 - 10  |
| (4) | <b>Application No. and Parish: 18/03340/COMIND, The Lodge at Newbury Racecourse, Racecourse Road, Greenham</b>   | 11 - 12 |



## Supplemental Items

Western Area Planning Committee to be held on Wednesday, 3 July 2019 (continued)

- Proposal:** Permanent use of hostel (Use Class Sui Generis) as a hotel (Use Class C1)
- Location:** The Lodge at Newbury Racecourse, Racecourse Road, Greenham
- Applicant:** Newbury Racecourse
- Recommendation:** The Head of Development & Planning be authorised to **GRANT** conditional planning permission subject to completion of a Section 106 legal agreement
- (5) **Application No. and Parish: 19/00225/COMIND, The Lodge at Newbury Racecourse, Racecourse Road, Greenham** 13 - 14
- Proposal:** Erection of a three storey extension to the front elevation of The Lodge to provide additional rooms.
- Location:** The Lodge at Newbury Racecourse, Racecourse Road, Greenham
- Applicant:** Newbury Racecourse
- Recommendation:** The Head of Development & Planning be authorised to **GRANT** conditional planning permission subject to completion of a Section 106 legal agreement
- (6) **Application No. and Parish: 19/00577/FULD, 6 Northwood Drive, Newbury** 15 - 16
- Proposal:** New single family dwelling
- Location:** 6 Northwood Drive, Newbury, RG14 2HB
- Applicant:** Mr Hamey and Mrs Woodhead
- Recommendation:** To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to conditions
- (7) **Application No. and Parish: 18/03398/HOUSE, Winterley House, Kintbury** 17 - 18
- Proposal:** Two storey and single storey extensions
- Location:** Winterley House, Kintbury
- Applicant:** Mr and Mrs McNally
- Recommendation:** The Head of Development and Planning be authorised to **REFUSE** planning permission

Sarah Clarke  
Head of Legal and Strategic Support

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486

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## Supplemental Items

**Western Area Planning Committee to be held on Wednesday, 3 July 2019** *(continued)*

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

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

### UPDATE REPORT

**Item No:** (1)                      **Application No:** 19/01035/HOUSE                      **Page No.** 17 - 27  
**Site:**                      Gilberts, Hill Green, Leckhampstead, RG20 8RB

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**Planning Officer Presenting:**                      Gemma Kirk

**Member Presenting:**

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**Parish Representative speaking:**                      N/A

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

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

**Applicant/Agent speaking:**                      Jonathan Harker (Agent)

**Ward Member(s):**                      Councillor Clive Hooker

**Update Information:**

No update information.

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

### UPDATE REPORT

**Item No:** (2)      **Application No:** 18/01441/HOUSE      **Page No.** 41 - 65  
**Site:** Hayward Green Farm West Woodhay Newbury Berkshire RG20 0BJ

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**Planning Officer Presenting:** Matthew Shepherd

**Member Presenting:**

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**Parish Representative speaking:** Harry Henderson

**Objector(s) speaking:** Ewan Christian  
John Handy

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

**Applicant/Agent speaking:** Steven Sensecall (Agent)

**Ward Member(s):** Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

#### Update Information

Letter received from the National Grid confirming no objections as follows:-

*“National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder subject to agreed planning condition. Condition as follows:*

*‘No development shall commence until an Independent Engineering Assessment to confirm the proposed development and method of construction will have no impact on the gas pipeline, has been submitted to and approved in writing by the Local Planning Authority in consultation with the National Grid. Thereafter the approved Assessment shall be implemented and adhered to throughout the entire construction period’.*

*Local Planning Authority should liaise with the HSE regarding their Land Use Planning Methodology and associated Consultation Zones. This is of utmost importance due to the nature of the proposed development and its proximity to a Major Accident Hazard (MAH) Pipeline.”*

They have provided advice within their no objection response for the applicant which can be included as an informative.

### **National Grid Informative**

#### **PLEASE READ CAREFULLY**

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below: <http://www.hse.gov.uk/landuseplanning/padhi.pdf>
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
- To view the SSW22 Document, please use the link below:  
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- A National Grid representative will be monitoring the works to comply with SSW22. To download a copy of the HSE Guidance HS(G)47, please use the following link: <http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

#### **Pipeline Crossings**

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables



**Cables Crossing**

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

**All work should be carried out in accordance with British Standards policy**

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures.

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## 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)”.

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

### UPDATE REPORT

**Item No:** (4)      **Application No:** 19/00225/COMIND      **Page No.** 77 - 87

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

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**Planning Officer Presenting:** Simon Till

**Member Presenting:** N/A

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**Parish Representative speaking:** Ken Neal

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

**Supporter(s) speaking:** 18/03340/COMIND

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

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

**Update Information:**

No update information.

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## WESTERN AREA PLANNING COMMITTEE ON 03 JULY 2019

### UPDATE REPORT

**Item No:** (5)      **Application No:** 19/00577/FULD      **Page No.** 89-107

**Site:** 6 Northwood Drive, Newbury, RG14 2HB

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Marion Mottram

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

**Applicant/Agent speaking:** Andrew Hamey (Applicant)

**Ward Member(s):** Councillor Jeff Cant  
Councillor Jeff Beck

**Update information:**

*Additional Neighbour objections:*

One additional neighbour objection has been received indicating, in summary, based on their measurements there would be a total of 173m<sup>2</sup> of garden space to be shared between the new house and the existing house (No. 6 Northwood Drive).

*Agent Representations:*

The agent has advised, based on their accurate survey, No.6 Northwood would retain 101m<sup>2</sup> of garden space and the new plot would include just under 100m<sup>2</sup> in garden space.

The agent also advises, neighbouring properties 8 - 18 Northwood Drive have garden sizes of 80 sqm or less, and in the case of No. 8 that is reduced to 67.5m as a detached garage lies within that area. All much smaller than either of the plots proposed by this application.

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## WESTERN AREA PLANNING COMMITTEE ON 03 JULY 2019

### UPDATE REPORT

**Item No:** (6)      **Application No:** 18/03398/HOUSE      **Page No.** 109-117  
**Site:** Winterley House, Kintbury

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Markus McNally  
Frank Dowling

**Ward Member(s):** Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

**Update information:**

No update information other than the planning appeal on the site was dismissed recently and a further committee site visit has been carried out.

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