

# Notice of Meeting

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## Western Area Planning Committee Wednesday 11 November 2020 at 6.30pm Written Submissions

### Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

### Further information for members of the public

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)

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

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 3 November 2020



**Agenda - Western Area Planning Committee to be held on Wednesday, 11 November 2020 (continued)**

**To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

**Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Erik Pattenden, Garth Simpson and Martha Vickers

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# Agenda

## Part I

**Page No.**

- (1) **Application No. and Parish: 20/01326/FUL, 11 - 13 Market Place, Newbury** 5 - 8  
**Proposal:** Change of use of the ground floor from betting shop (Sui Generis) use to adult gaming and amusement centre with bingo (Sui Generis). Installation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.
- Location:** 11 - 13 Market Place, Newbury RG14 5AA.
- Applicant:** Cashino Gaming Ltd.
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to Conditions.
- (2) **Application No. and Parish: 20/01327/ADV, 11 - 13 Market Place, Newbury** 9 - 12  
**Proposal:** Installation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.
- Location:** 11 - 13 Market Place, Newbury RG14 5AA.
- Applicant:** Cashino Gaming Ltd.
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT ADVERTISEMENT CONSENT** subject to Conditions.

**Agenda - Western Area Planning Committee to be held on Wednesday, 11 November 2020 (continued)**

- (3) **Application No. and Parish: 20/01620/FULD, Denford House, Denford Park, Hungerford, Kintbury** 13 - 16
- Proposal:** Erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.
- Location:** Denford House, Denford Park, Hungerford RG17 0PG.
- Applicant:** HRH Prince Faisal Bin Salman Al Saudand.
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to Conditions.

**Background Papers**

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke  
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

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## Western Area Planning Committee

Wednesday 11<sup>th</sup> November 2020

### Written Submissions

<b>Item:</b>	(1)
<b>Application Number:</b>	20/01326/FUL
<b>Location:</b>	11 - 13 Market Place, Newbury
<b>Proposal:</b>	Change of use of the ground floor from betting shop (Sui Generis) use to adult gaming and amusement centre with bingo (Sui Generis). Installation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.
<b>Applicant:</b>	Cashino Gaming Ltd

#### Submissions received

Newbury Town Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Mr Barney Ray of Bidwells (agent)

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**Written submission by Mr Barney Ray (agent) on application 20/01326/FUL: 11 – 13 Market Place, Newbury**

The Covid-19 global pandemic is an unforeseen crisis that has decimated town centres, leaving many vacancies in its wake. Tens of thousands of stores have been closed, at the cost of hundreds of thousands of jobs across the country. The recent Use Classes Order Amendment has introduced Class E, which seeks to introduce flexibility into our commercial centres by reducing regulations. While the proposal does not explicitly involve the new Class E, it must be acknowledged that the Government's approach is one of pragmatism. It seeks to remove unnecessary use-class restrictions, giving the best chance of achieving an economic recovery.

It is recognised that there have been several objections from the public in relation to the application. These are primarily based on concerns around gambling and noise. I set out as follows the ways in which these perceived concerns have been addressed and justified.

Firstly, regarding the gambling concern: the current lawful use of 11-13 Market Place is as a betting shop (*sui generis*), meaning that if this application is refused, the premises can legally trade as such without the requirement for planning permission. The proposed adult gaming centre (AGC) comprises a softer form of gambling, with strict safeguards in place to ensure the health and wellbeing of its customers in line with guidance from the Gambling Commission. Your attention is drawn to the Applicant's Operational Brochure, which sets out the host of measures taken to ensure responsible operation.

Secondly, regarding the noise concern: I would also like to draw Members' attention to the noise assessment and lack of objection from Environmental Health and Thames Valley Police, both of whom were consulted. The assessment concludes that a 24-hour use will be acceptable in noise terms, subject to minor internal alterations. By virtue of its central location and well-managed operation, there are not considered to be any risks from noise to nearby residents, thus facilitating a harmonious co-existence.

In summary, this is a fantastic opportunity to bring a vacant property back into use, during a difficult period for the economy, similar to that which is currently lawful and not to the detriment of the area. We would therefore urge members to take a pragmatic stance, as have the UK Government, in granting planning permission for the proposed use.

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## Western Area Planning Committee

Wednesday 11<sup>th</sup> November 2020

### Written Submissions

<b>Item:</b>	(2)
<b>Application Number:</b>	20/01327/ADV
<b>Location:</b>	11 - 13 Market Place, Newbury
<b>Proposal:</b>	Installation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.
<b>Applicant:</b>	Cashino Gaming Ltd

#### Submissions received

Newbury Town Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Mr Barney Ray of Bidwells (agent)

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**Written submission by Mr Barney Ray (agent) on application 20/01327/ADV: 11 – 13 Market Place, Newbury**

The proposed signage is typical of a central location and provides for a simplistic shopfront of two-elements. It is acknowledged that the site is within the Newbury Conservation Area and comments from the Conservation Officer have been taken into account when amending the proposed fascia design. The signage now aligns with other recently approved adverts in Market Place by virtue of materials and depths and have been considered acceptable as a result by both the Case Officer and Conservation Officer.

Members are asked to take into consideration this cooperative approach with the Council and grant advertisement consent for the proposed adverts.

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## Western Area Planning Committee

### Wednesday 11<sup>th</sup> November 2020

### Written Submissions

<b>Item:</b>	(3)
<b>Application Number:</b>	20/01620/FULD
<b>Location:</b>	Denford House, Denford Park, Hungerford
<b>Proposal:</b>	Erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.
<b>Applicant:</b>	HRH Prince Faisal Bin Salman Al Saud

#### Submissions received

Kintbury Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Mr Callan Powers of Fowler Architecture (agent)

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Our Ref: CP/190106/CM

08 November 2020

Development and Planning Service  
West Berkshire Council  
Market Street  
Newbury  
RG14 5LD



## **WESTERN AREA PLANNING COMMITTEE TO BE HELD ON 11 NOVEMBER 2020**

### **Written submission in respect of Application Ref: 20/01620/FULD**

This application seeks planning permission for a one-bedroom security lodge to be situated at the main entrance to Denford Park. Planning permission was granted in 2009 and 2012 for a lodge at this point of the estate, however owing to various factors other aspects of the site's development were prioritised at that time.

The planning context has changed since the previous approvals, however the fundamental principles at issue in this application remain the same. While there is, and was at that time, an objective to direct development to more sustainable locations, the need for security at the site is a material consideration that justifies the creation of a security lodge at this location. Policy C5 of the West Berkshire Housing Site Allocations DPD allows for the creation of new dwellings in the countryside for essential workers.

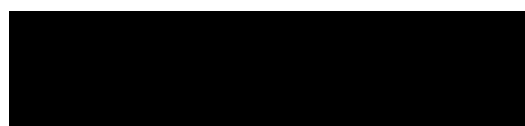
Since the redevelopment of Denford Park began, and since the previous permissions were granted and subsequently lapsed, operations at the site have increased exponentially, and the need for a secure main entrance has grown alongside this. A full time, physical, security presence is now essential to the ongoing operations at the site.

While the Applicant has looked at other options, there are no dwellings at the site that are capable of performing the functions required, and the main entrance is the only suitable location for a security lodge.

The proposed building comprises a modest one bedroom lodge that your Conservation Officer agrees would read as part of the wider estate in terms of its design and materials. It would not be harmful to the historic interest of Denford Park, nor would it detract from landscape and scenic beauty within the AONB.

The single storey building would be situated around 30 metres from the nearest property, and as such there are no concerns that there would be an overlooking effect, or any other impacts upon residential amenity.

Necessary conditions relating to Highways, Ecology and Landscaping have been agreed with your Officers, and we are also in agreement that a condition tying the occupancy of the lodge to an employee of the Estate is also required for sound planning reasons.



We hope that you will support your Officers in their recommendation for approval of this application, and authorise them to grant planning permission accordingly.

