

Notice of Meeting



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Western Area Planning Committee Wednesday, 1 September 2021 at 6.30pm Update Report

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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.

Date of despatch of Agenda: Tuesday, 24 August 2021

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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: planningcommittee@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at 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



Agenda - Western Area Planning Committee to be held on Wednesday, 1 September 2021
(continued)

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

Substitutes: Councillors Jeff Beck, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 21/01079/COMIND, Newbury Racecourse, Racecourse Road, Newbury, Greenham** 5 - 12
- Proposal:** Temporary 1 year permission: Great Newbury Christmas Carnival (with attractions including market stalls, bigtop, fairground rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposal to level the centre of the Racecourse.
- Location:** Newbury Racecourse, Racecourse Road, Newbury, West Berkshire, RG14 7NZ.
- Applicant:** Newbury Racecourse.
- Recommendation:** To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to the schedule of conditions (Section 8.2 of the report).
- (2) **Application No. and Parish: 20/02993/FUL, Eddington Mill House, Upper Eddington, Hungerford** 13 - 14
- Proposal:** Detached Oak Framed Agricultural Storage Barn.
- Location:** Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL.
- Applicant:** John Willmott.
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to the conditions listed in Section 8 of the report.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
(b) The West Berkshire District Local Plan (Saved Policies September 2007), the

Agenda - Western Area Planning Committee to be held on Wednesday, 1 September 2021
(continued)

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
Stephen Chard on (01635) 519462.



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**WESTERN AREA PLANNING COMMITTEE
DATED 01.09 2021**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred,
- Part 3 - applications where members of the public wish to speak,
- Part 4 - applications that have not attracted public speaking.

Part 1	N/A	
Part 2	Item (3) 20/02245/FUL Swan Inn, Newbury Road, Great Shefford	Pages 73 - 98
Part 3	Item (1) 21/01079/COMIND Newbury Racecourse, Racecourse Road, Newbury Item (2) 20/02993/FUL Eddington Mill House, Upper Eddington	Pages 7 - 44 Pages 45 - 72
Part 4	N/A	

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**WESTERN AREA PLANNING COMMITTEE
01ST SEPTEMBER 2021**

UPDATE REPORT

Item No: (1) **Application No:** 21/01079/COMIND **Page No.** 7-44

Site: Newbury Racecourse, Racecourse Road, Newbury, West Berkshire, RG14 7NZ

Planning Officer Presenting: Masie Masiwa

Member Presenting:

Parish Council: Councillor Billy Drummond (Adjacent Parish, Newbury)

Objector(s): Caron Brand Joining via Zoom
Tom Nisbet Joining via Zoom, Speaking
Liz Turner Joining via Zoom
Sarah Woolmer Attending in person
John Moore Joining via Zoom
Michael Suppo Joining via Zoom

Supporter(s): N/A

Applicant/Agent: Catherine Tyrer (Agent) Joining via Zoom, available to answer questions
Julian Thick (Applicant) Joining via Zoom, speaking
Charlie Wood Joining via Zoom available to answer questions
Ed Bartram Joining via Zoom available to answer questions

Ward Member speaking: Councillor Phil Barnett
Councillor Billy Drummond
Councillor Erik Pattenden

1. Additional Consultation Responses

Additional consultation response from the Highway Authority

Since the publication of the committee report, the Local Highway Authority (LHA) submitted additional consultation response. The LHA's response was saved on the public website and the summary is provided below:

The LHA have indicated that they are objecting to this proposal as car park 1 accessed from Stroud Green in undermines the access and signage strategy that was developed for the original Newbury Racecourse development. The LHA states that the strategy was that the public would access the Racecourse complex via Hambridge Road which was upgraded to accommodate such traffic and they would object on the following grounds:

The development will have a cumulative impact on road safety and the local transport infrastructure within the Stroud Green and Greenham Road areas. The applicant has failed to satisfy the Local Planning Authority that appropriate measures will be taken to mitigate that impact. The proposal is therefore contrary to Government advice contained within the National Planning Policy Framework and policies CS5 and CS13 of the West Berkshire District Core Strategy 2006 to 2026.

Additional consultation response from Greenham Parish Council

New sound survey relating to Generators, contains the same issue as seen in previous survey, in that the survey was carried out at the furthest point from the noise.

Certain rides are marked as not creating noise, for example, bumper rides, these rides could cause noise.

Additional representations

Since the publication of the committee report, additional representations have been received from members of the public. The summary of the relevant additional planning comments is outlined below.

Objection comments:

- Consideration to the mental health of residents within the Newbury Racecourse.
- There is only one bus an hour from Newbury town bus station
- Few trains stop at Newbury Racecourse Train Station.
- Racecourse Road and other roads are far from adequate for the amount of traffic.
- Loss of driving range
- There are 3 main race days during the event including meeting on 29 December.
- No mention whether floodlighting is to be used for car parks 1 and 5
- Racecourse runs a number of other events which impact on the car parking
- Overflow traffic from car park 1 will have to exit the site and access car parks 4 and 5 via Stroud Green/ Boundary Road and Hambridge Lane.
- All commercial vehicles and heavy plant accessing

Support comments

- Support for the planning application submitted

- Many racecourse residents are for the carnival.
- Acceptable provided additional foot traffic is managed well
- Much needed boost for the Community, jobs and economy

The final tally of objectors and supporters is shown below:

Total Objectors: 50
 Total Supporters: 12
 Total Impartial: 1

2. Update Information

Error in description

The word “proposal” in the description is an error and should read as “proposed”. As such the description is amended as follows:

“Temporary 1 year permission: Great Newbury Christmas Carnival (with attractions including market stalls, bigtop, fairground rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposed to level the centre of the Racecourse. “

During the committee site visit, members requested additional information, which is provided below:

- 1) Members pointed out that the submitted noise report took measurements from properties furthest away from the event rather than the nearest residential properties.

The Environmental Health Officer outlined that as indicated in the Noise Assessment and Noise Management Plan the ambient noise monitoring positions were agreed with West Berkshire Council Environmental Health. Two of the agreed noise monitoring points is 14 Frankel House and at the nearest dwelling in Mandarin Drive, these will also be expected and reasonable noise monitoring points during the event.

- 2) Members asked whether the big top tent's entrance could be re-orientated to face away from the residential properties to the west and whether this would reduce noise impacts on residents.

The Environmental Health Officer has outlined that if the entrance to the big top is re-orientated this will not make a difference to the noise experienced the properties to the west. In addition the amplified noise from the big top can be controlled by a sound engineer and is not expected to be loud.

- 3) Members also raised the point that there have been numerous noise complaints from residents each time there is a concert at the race course.

The Environmental Health Officer considers that the music concerts would not be comparable to the carnival as music concerts would likely generate more noise. In addition the acoustician has calculated that the noise from the thrill rides like the Star Flyer will not be detrimental. The Environment Officer will be reviewing the actual noise measures during the event and the rides including the Star Flyer. The Acoustician and Environmental Health will be visiting the site and the neighbourhood especially during the first days of the event, to measure and manage away any problems. The Environmental Health Officer stated that this is normal procedure for festivals and any nuisance can be managed by reducing the ride numbers and in the worst case stopping the ride all together.

4) Members also asked whether the area be restored after the event has finished.

The area will be restored in accordance with a scheme that will be submitted by the applicant as part of a discharge of condition application. During the site visit the applicant indicated that it will be their intention to restore the golf driving range.

3. Updated Recommendation

Having considered the submitted additional information, Officer recommendation is for approval subject to the applicant submitting a detailed plan for parking provision, direction of traffic access and management being provided for approval by the Local Planning Authority in consultation with the Highways Authority, Ward Members and Chairman to address the Highway Objection, along with any necessary amendment to the details referred to in the conditions in respect of this plan, or for the application to be brought back before the Committee for consideration should such a plan not be approved within 2 months of the date of this decision.

The recommendation remains for approval as set out in the agenda committee report, subject to the amendment of condition 5 (Hours of Operation) as outlined below:

The Hours of operation condition has been amended to reflect the requirements stipulated by the Highways Authority as referenced above. The amended hours of operation condition is outlined below:

Hours of Operation

Irrespective of any indication of the submitted documents, the use of the development hereby permitted is restricted to the following hours of operation:

- Monday to Wednesday: 12:00 - 21:00
- Thursday: 12:00 – 22:00
- Fridays – Saturdays: 10:00 – 22:00
- Sundays: 10:00 – 21:00
- During the week leading up to Christmas, the event will start at 10:00 hrs.
- The times apply regardless of bank holidays

On the race days scheduled on 26th and 27th November 2021, the race day and carnival event will be sold as a combined race/carnival ticket only.

On the race days scheduled on 15th December 2021 and 29th December 2021, the carnival event shall start operating from 2 hours after the last race on that date and operate until 22:00.

Reason: To ensure the on-going management of noise from the permitted activities within the site and ensure the activities do not result in undue levels of noise and disturbance to the occupiers of neighbouring residential properties. To ensure the development is provided with adequate and accessible car parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policies C13 and CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Following the submission of Highway Authority comments, the following additional conditions are recommended:

Access and parking provision details

Irrespective of the indication in the submitted documents and plans, the use hereby permitted shall not commence until details of parking provision, direction of all traffic accessing the event and traffic management are submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved details shall be implemented in full during the event in accordance with the approved plans.

Reason: To ensure the efficient function of the event, promote sustainable forms of transport, promote highway safety and provides the appropriate level of vehicle parking and traffic mitigation. The Public Transport Plan details were not finalised at the time of determining the application. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Vehicle parking

The use shall not commence until details of the vehicle parking and turning areas have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the tarmac or reinforced turf circulation roads, along with improvements ensuring accessibility during the winter months when the carnival will take place. The use shall not commence until the vehicle parking and turning areas have been provided in accordance with the approved details. The parking and turning space shall thereafter be kept available for parking (of private motor cars and light goods vehicles) during the course of the event.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Travel Plan

The use hereby permitted shall not commence until a final Public Transport Plan has been submitted to and approved in writing by the Local Planning Authority. The Public Transport Plan shall include details of how public transport for event goers will be managed from Newbury Town Centre and Newbury Rail Station to the event. The details shall include timetables and frequency of the public transport service. Thereafter the Public Transport Plan shall be implemented in full during the event in accordance with the approved plans.

Reason: To ensure the efficient function of the event and promote sustainable forms of transport and promote highway safety. The Public Transport Plan details were not finalised at the time of determining the application. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Post event Transport Assessment and Travel Plan

With the submission of any further planning application for any further Christmas carnival events, a post event Transport Assessment and Travel Plan shall be submitted. The submissions will detail how the event proceeded and how improvements can be made going forward. The areas to be considered should include:

- Details of traffic volumes and visitor numbers per day
- Servicing and deliveries

- Traffic management internally and within entrances to the site
- Signage strategy
- Impact and combination with other uses within the site such as race meetings and other events
- Travel Plan including mode share data

Reason: To ensure the development reduces reliance on private motor vehicles and provides the appropriate level of vehicle parking and traffic mitigation. This condition is imposed in accordance with the National Planning Policy Framework 2019, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Local Transport Plan 3

No Concerts

There shall be no music concerts during the race days and the duration of the Carnival event hereby approved.

Reason: To ensure the on-going management of noise from the permitted activities within the site and ensure the activities do not result in undue levels of noise and disturbance to the occupiers of neighbouring residential properties. To ensure the development is provided with adequate and accessible facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policies C13 and CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

WESTERN AREA PLANNING COMMITTEE ON 01/09/2021

UPDATE REPORT

Item No: 2 **Application No:** 20/02993/FUL **Page No.** 45-53
Site: Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL

Planning Presenting: **Officer** Cheyanne Kirby

Member Presenting:

Parish Representative speaking: Councillor Alistair Fyfe Speaking, Joining via Zoom

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: John Willmott (Applicant) Speaking, Joining via Zoom

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

Update Information:

1. Additional Consultation Responses

None

2. Minor amendment to recommended conditions

An additional conditions (#8) and (#9). The first condition is recommended to ensure that the agricultural storage barn remains within agricultural use in perpetuity. This is considered necessary to ensure the agricultural building is not changed to residential use within the open countryside. The second condition is recommended as more detailed drawings are required to assess the ground and floor levels to ensure there is a satisfactory relationship between the proposed development and the adjacent land.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended and additional conditions.

1.	<p>Agricultural use (additional)</p> <p>The agricultural storage barn hereby permitted shall be used only for purposes ancillary to the agricultural use of the wider application site. It shall not be let, sold or disposed of separately from the main dwelling known as Eddington Mill House, Upper Eddington, Hungerford, RG17 0HL.</p> <p>Reason: To ensure the building remains available for agricultural use and to prevent the creation of a separate planning unit which would conflict with the strategy for the location of new development, and be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP5 and CS1 of the West Berkshire Core Strategy 2006-2026, and Policy C1 of the Housing Site Allocations DPD 2006-2026.</p>
2.	<p>Ground levels and finished floor levels (additional)</p> <p>No development shall take place until details of existing and proposed ground levels, and finished floor levels of the building, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. These details are required before development commenced because insufficient information accompanies the application, and the agreed details will affect early construction activities. This condition is applied in accordance with the NPPF, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD (June 2006). A pre-commencement condition because inadequate land ground level details have been submitted with the application.</p>