

Supplemental Items for Western Area Planning Committee

Wednesday, 19 June, 2024 at 6.30 pm
In The Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- (1) **Application No. and Parish: 24/00491/FUL East Garston** 5 - 6
Proposal: Demolition of existing structurally compromised cottage and provision of a replacement cottage.
Location: Greengates, Front Street, East Garston RG17 7HW
Applicant: Whittonditch Farm Barnes Development Ltd
Recommendation: To delegate to the Development Manager to grant planning permission subject to conditions listed.
- (2) **Application No. and Parish: 22/01899/FUL, Enborne Row,** 7 - 8
Wash Water
Proposal: Change of use of land for 2 Gypsy/Traveller pitches comprising the siting of 1 mobile home, 1 touring caravan and the proposed erection of 1 dayroom per pitch.
Location: Land west of pumping station, Enborne Row, Wash Water
Applicant: Mr Charles Doherty
Recommendation: To delegate to the Development Manager to grant planning permission subject to the conditions listed.



Supplemental Items

Western Area Planning Committee to be held on Wednesday, 19 June 2024 (continued)

- (3) **Application No. and Parish: 23/01100/RESMAJ, Greenham** 9 - 12
Proposal: Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings
- Location:** Newbury Racecourse, Racecourse Road, Newbury
- Applicant:** David Wilson Homes (Southern)
- Recommendation:** To delegate to the Development Manager to grant planning permission subject to the conditions listed in section 8.

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

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www.westberks.gov.uk

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West Berkshire
C O U N C I L

WESTERN AREA PLANNING COMMITTEE 19 JUNE 2024

UPDATE REPORT

Item No: (1) **Application No:** 24/00491/FUL **Page No.** 35-52

Site: Greengates, Front Street, East Garston, RG17 7HW

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	One letter of support received therefore total representations are 13 objection and 1 support. Support comments summarised. <ul style="list-style-type: none">- Derelict small dwelling replaced- Short term inconvenience regarding redevelopment- New residents to village
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WESTERN AREA PLANNING COMMITTEE 19 JUNE 2024

UPDATE REPORT

Item No: (2) Application No: 22/01899/FUL Page No. 53-74

Site: Land West Of Pumping Station, Enborne Row, Wash Water

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Conditions

The precise wording of conditions 1, 4, 5 and 6 have been amended below to reflect the development being part retrospective.

3. Updated Recommendation

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

1. Commencement of development (amendment)

Within 3 months of the date of this decision, works shall be completed to bring the development in accordance with the approved plans

Reason: The existing development on site does not accord with the approved plans, and therefore remedial works are required.

4. Parking (amended)

Within 3 months of the date of this decision notice the vehicle parking spaces for each pitch shall be completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking shall be kept available for parking and manoeuvring (of private cars and/or private light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate 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, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

5. EA / flood risk (amended)

Within 3 months of the date of this decision, the development shall be carried out in accordance with the submitted flood risk assessment compiled by Flume Consulting Engineers, referenced 1292, revision 2 and dated May 2023 and the following mitigation measures it details:

- There shall be no development on site in Flood Zone 2 or Flood Zone 3 all in accordance with Figure 3 on page No 5.
- There shall be no raising of existing ground levels on site in Flood Zone 2 or Floor Zone 3 all in accordance with paragraph 2 of page No 5.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In line with the requirements of paragraph 167 of the NPPF, to reduce the risk of flooding to the proposed development and future occupants for the lifetime of the proposed development. To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of flood plain storage. To prevent obstruction to the flow and storage of flood water, which would lead to an increase in flood risk elsewhere.

6. **Ecology (amended)**

All further works shall be carried out strictly in accordance with the details submitted in the ecological impact assessment:

- Section 1.6 Surface water drainage strategy of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 1.7 Landscape and Ecological enhancement scheme of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 5.2 Mitigation measures and residual effects of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 6.2 Recommendations; Essential of the Ecological impact assessment (February 2024, DJOGS Limited).
- Section 6.2 Recommendations; Desirable, where applicable, of the Ecological impact assessment (February 2024, DJOGS Limited).

Reason: To avoid adverse impacts to legally protected species during site clearance and construction in accordance with the requirements of the NPPF to minimise impacts on biodiversity.

WESTERN AREA PLANNING COMMITTEE 19 JUNE 2024

UPDATE REPORT

Item No: (3) **Application No:** 23/01100/RESMAJ **Page No.** 75-125

Site: Newbury Racecourse, Racecourse Road, Newbury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Bridge Underpass and Coach Access

At the Committee site visit clarification was sought in respect of the bridge underpass and coach access to the coach parking area.

The underpass falls outside of this application site and the bridge design, including the use of the underpass for pedestrians and cyclists only was granted permission under planning application 06/02076/FUL. It is not used for the movement of coaches to the coach park on the eastern side of the bridge, to the north of this application site.

Raceday access was granted under the outline planning permission (14/03109/OUTMAJ), and included coach movements over the bridge from Hambridge Road, onto Home Straight Road eastwards, and north to the coach parking area. The proposed use of the road by coaches from Home Straight Road between the apartment blocks and into the coach park was accepted in previous reserved matters approvals 14/03377/RESMAJ and 18/00815/RESMAJ and represents a realistic fallback position for the applicants which has significant weight in the determination of this application.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

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**WESTERN AREA PLANNING COMMITTEE
19.06 2024**

LIST OF SPEAKERS

Item: 4(1) Application: 24/00491/FUL Page No: 33-51 Site: Greengates, Front Street, East Garston, Hungerford, RG17 7HW		
Presenting Planning Officer:		
Parish Council representative:	Mrs Deana Carpenter Vice-Chair of East Garston Parish Council,	In Person
Objector(s):	Lindsey Mason	In Person
Supporter(s):		
Applicant/Agent:	Howard Porter (on behalf of applicants)	In Person
Ward Member(s):	Councillor Clive Hooker	

Item: 4(2) Application: 22/01899/FUL Page No: 53-73 Site: Land West Of Pumping Station, Enborne Row, Wash Water		
Presenting Planning Officer:		
Parish Council representative:	Chris Garrett	In Person
Objector(s):	Edward Evelegh Alex Pearce	In Person In Person
Supporter(s):		
Applicant/Agent:	Peter Brownjohn (WSPA)	In Person
Ward Member(s):	Councillor Dennis Bennyworth Councillor Denise Gaines Councillor Tony Vickers	

Item: 4(3) Application: 23/01100/RESMAJ Page No: 75-125		
Site: History 3, Newbury Racecourse, Racecourse Road, Newbury		
Presenting Planning Officer:		
Parish Council representative:		
Objector(s):	Suzanne Hyde	In Person
Supporter(s):		
Applicant/Agent:	Georgina Mortimer – David Wilson Homes	In Person
Ward Member(s):	Councillor Phil Barnett Councillor Billy Drummond Councillor Erik Pattenden	