

# Notice of Meeting



Scan here to access the public documents for this meeting

## Western Area Planning Committee Wednesday, 1 September 2021 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/westernareaplanninglive>

You can view all streamed Council meetings here:  
<https://www.westberks.gov.uk/councilmeetingslive>

If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team ([planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)) by no later than 4.00pm on Tuesday 31 August 2021, if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber. Remote attendance at the meeting is therefore encouraged at this time.

### 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: Monday, 23 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](mailto:planningcommittee@westberks.gov.uk)



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

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)



**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. Apologies**  
To receive apologies for inability to attend the meeting (if any).
- 2. Minutes**  
Minutes for the meetings held on 21 July and 11 August 2021 will be considered at the next meeting of the Western Area Planning Committee. This is due to the early dispatch of this agenda to accommodate the bank holiday on 30 August 2021.
- 3. Declarations of Interest**  
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
- 4. Schedule of Planning Applications**  
*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).*



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

- (1) **Application No. and Parish: 21/01079/COMIND, Newbury Racecourse, Racecourse Road, Newbury, Greenham** 7 - 44
- 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** 45 - 72
- 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.
- (3) **Application No. and Parish: 20/02245/FUL, Swan Inn, Newbury Road, Great Shefford** 73 - 98
- Proposal:** Farm Shop in association with The Great Shefford Public House.
- Location:** Swan Inn, Newbury Road, Great Shefford, Hungerford, RG17 7DS.
- Applicant:** J and G (Pub) (UK) Ltd.
- Recommendation:** To delegate to the Head of Development and Planning to **REFUSE** PLANNING PERMISSION for the reasons 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 Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.

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

- (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.

