

# Notice of Meeting



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## **Western Area Planning Committee**

### **Wednesday, 20 July 2022 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>

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<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 19 July 2022, if they wish to attend the Planning Committee.

#### **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, 12 July 2022

#### **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)

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



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Any queries relating to the Committee should be directed to Democratic Services  
Team on email: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk)

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(continued)

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

**Substitutes:** Councillors Jeff Beck, James Cole, Lynne Doherty, David Marsh,  
Steve Masters, Andy Moore, Erik Pattenden and Martha Vickers

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# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting (if any).
2. **Minutes**  
  
To approve as a correct record the Minutes of the meetings of this Committee held on 8<sup>th</sup> and 29<sup>th</sup> June 2022.
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).

To  
Follow



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(continued)

- (1) **Application No. and Parish: 22/00160/OUTMAJ - Land off Lambourn Road, Speen, Newbury** 7 - 38

**Proposal:** Section 73: Variation of Conditions 20 (Tree Protection), 21 (Arboricultural Programme of Works), 22 (Arboricultural Method Statement), 23 (Arboricultural Supervision), 24 (CEMP), 32 (Allotments), 47 (Approved Plans) and 48 (Archaeological Scheme) and Removal of Condition 54 (Obscure Glazing) of approved application 17/02092/OUTMAJ: Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.

**Location:** Land off Lambourn Road, Speen, Newbury, Berkshire, RG20 8AA

**Applicant:** David Wilson Homes (Southern)

**Recommendation:** **DELEGATE** to the Service Director – Development and Regulation to make representations at appeal that **planning permission should be granted** subject to conditions together with the authority to negotiate or amend those conditions during the course of the appeal.

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(continued)

- (2) **Application No. and Parish: 21/01843/HOUSE - Lake House (formerly Hayward Green Farm), West Woodhay Road, West Woodhay** 39 - 76
- Proposal:** Section 73 variation/removal of condition 3 (approved plans) of approved 18/01441/HOUSE - 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.
- Location:** Lake House (formerly Hayward Green Farm), West Woodhay Road, West Woodhay, Newbury, West Berkshire, RG20 0BU
- Applicant:** Mr. C. Brown
- Recommendation:** **DELEGATE** to the Service Director – Development and Regulation to make representations at appeal that **planning permission should be granted** subject to conditions together with the authority to negotiate or amend those conditions during the course of the appeal.
- (3) **Application No. and Parish: 22/00658/COMIND - Newbury Racecourse, Racecourse Road, Newbury** 77 - 102
- 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:** **DELEGATE** to the Service Director - Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 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.
- (c) Any previous planning applications for the site, together with correspondence and

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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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