

Notice of Meeting



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Western Area Planning Committee Wednesday 19th June 2024 at 6.30 pm in the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: [Link to Western Area Planning Committee broadcasts](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

If members of the public wish to attend the meeting they can do so either remotely or in person. Members of the public who wish to attend must notify the Planning Team by no later than 4.00pm on 18 June 2024 by emailing planningcommittee@westberks.gov.uk.

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, 11 June 2024

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 or 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 the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



WestBerkshire
C O U N C I L

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

To: Councillors Phil Barnett (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Paul Dick, Denise Gaines, Nigel Foot, Tony Vickers and Howard Woollaston

Substitutes: Councillors Dennis Benneyworth, Martin Colston, Carlyne Culver, Billy Drummond and Stuart Gourley

Agenda

| Part I | Page No. |
|--|-----------------|
| 1. Apologies for absence To receive apologies for inability to attend the meeting (if any). | |
| 2. Minutes To approve as a correct record the Minutes of the meeting of this Committee held on 20 March 2024, 24 April 2024 and 9 May 2024. | 5 - 32 |
| 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 <i>(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).</i> | |
| (1) Application No. and Parish: 24/00491/FUL East Garston 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. | 33 - 52 |
| (2) Application No. and Parish: 22/01899/FUL, Enborne Row, 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 | 53 - 74 |

Agenda - Western Area Planning Committee to be held on Wednesday, 19 June 2024
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Water

Applicant: Mr Charles Doherty

Recommendation: To delegate to the Development Manager to grant planning permission subject to the conditions listed.

(3) **Application No. and Parish: 23/01100/RESMAJ, Greenham** 75 - 126

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.

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.

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(continued)

Sarah Clarke.

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

If you require this information in a different format or translation, please contact
Stephen Chard on (01635) 519462.



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