

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.