

4th November 2024



Development and Regulation Service

West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 22/00266/15UNAU

Your Ref:

Please ask for: The Planning Appeals Team

Tel: Call Centre: 01635 519111

e-mail: Appeals@westberks.gov.uk

Dear Sir/Madam

Appeal under Section 78 of the Town and Country Planning Act 1990

Site address:	Lake House West Woodhay Newbury RG20 0BU
Proposal:	Appeal against Enforcement Notice for the unlawful operational development involving the formation of new access track at Hayward Green Farm
Enforcement reference:	22/00266/15UNAU
Appellant's name:	Mrs B Brown
Appeal reference:	APP/W0340/C/24/3350386
Appeal start date:	11th September 2024

I refer to my earlier letter informing you that an appeal had been lodged in respect of the above.

I am writing to advise you that an Inspector appointed by the Secretary of State will hold a Hearing, opening at 10:00 on 3rd December 2024 to decide the appeal. The Hearing will be held as an in-person event. The Hearing will be held at **The Council Offices, Market Street, Newbury, Berkshire RG14 5LD.**

The procedure to be followed is set out in the Town and Country Planning Appeals (Hearings Procedure) (England) Rules 2000. The Inspector considering this appeal is R Satheesan.

Hearing Attendance

If you wish to attend the hearing, please could you register your details (Name, email address and your status i.e. interested party, local resident etc.) with the Council's Appeals Team prior to the opening day.

If you would like to speak at the hearing please make yourself known to the Inspector on the day, the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing

The Market Street Council Offices are located in the centre of Newbury, in close proximity to Newbury Railway Station. The closest public car parks are the:

- Newbury Kennet Centre Multi-storey Car Park
<https://info.westberks.gov.uk/newbury-kennet-centre-multi-storey-car-park>
- Newbury Station Multi Storey Car Pak
<https://info.westberks.gov.uk/newbury-station-multi-storey>
- Newbury Eight Bells Arcade Car park
<https://info.westberks.gov.uk/newbury-eight-bells-arcade-car-park>

If you have any specific accessibility requirements, please contact the Council's Appeals Team.

Appeal documents

All appeal documentation can be inspected on the Council's website <https://www.westberks.gov.uk/planning-inquiries> and by selecting the relevant appeal or during working hours at the Market Street Council Offices (8.30am to 5pm Monday-Thursday, 8.30am to 4.30pm Fri).

The decision will be published in due course on the Council's website, and the Planning Inspectorate's website (<https://acp.planninginspectorate.gov.uk/>).

Contact details

Council's Appeal Team

Email appeals@westberks.gov.uk
Telephone 01635 519111 (ask for Planning Appeals Team)

Planning Inspectorate

Case Officer Jeremy Richards
Email TeamE1@planninginspectorate.gov.uk
Telephone 0303 444 5504

Yours faithfully

Planning Appeals Team