

21st October 2025.

To: Councillors Phil Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore, Graham Storey, and Tony Vickers

Substitutes: All remaining Members of the Council

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 27th October 2025 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public and will be streamed via Zoom: <https://us02web.zoom.us/j/82339587416?pwd=7PwMgpk9bXBQl0HQnEKESJpeHa7fax.1>

Meeting ID: 823 3958 7416 Passcode: 077481



Toby Miles-Mallowan
Chief Executive Officer

AGENDA.

- 1. Apologies**
- 2. Declarations of Interest and Dispensations**
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**
To **approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 29th September 2025.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Chief Executive Officer by 2pm on Friday 24th October 2025.
- 5. Members' Questions and Petitions**

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486 ✉ towncouncil@newbury.gov.uk
☎ (01635) 40484 🌐 www.newbury.gov.uk
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Making Newbury a Town
we can all be proud of.

Questions, in writing, must be with the Committee Clerk by 2pm on Friday 24th October 2025

6. Schedule of Planning Applications (Appendix 2)

To **comment** on the planning applications listed at the attached schedule.

7. Bus Stop Markings

To **note** the repainting of bus stop clearways and any comments to be submitted to the CEO by Friday 31st October 2025

8. Welcome to Newbury Signs

To **receive** an update on the status of the working group.

9. Review of P&H projects for 2025/26

To **Review** the P&H projects for 2025/26

10. Update from Western Area Planning

To **receive** updates from Western Area Planning

11. Forward Work Programme for Planning & Highways Committee (Appendix 4)

To **note** and to agree any other items that Members resolve to add to the Forward Work Programme.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 29th SEPTEMBER 2025 AT 7.30PM.**

PRESENT

Councillors Phil Barnett, Vera Barnett (sub), Jo Day, Sam Dibas (19.38), Billy Drummond (sub), Nigel Foot, David Harman (Chair), Roger Hunneman, Ian Jee, David Marsh, Graham Storey.

IN ATTENDANCE

Toby Miles-Mallowan, Chief Executive Officer.

59. APOLOGIES

Councillors Vaughan Miller (Substitute Vera Barnett), Andy Moore (substitute Billy Drummond) and Graham Storey and Tony Vickers.

60. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors Phil Barnett, Billy Drummond, Nigel Foot and David Marsh who are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

61. MINUTES

PROPOSED: Councillor Nigel Foot

SECONDED: Councillor Jo Day

ABSTENTION: Councillor Phil Barnett

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 1st September 2025, be approved, and signed by the Chairperson.

62. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

Presentation from Newbury Environment & Wildlife Team (NEWT).

63. MEMBERS' QUESTIONS AND PETITIONS

No questions were received from members.

64. SCHEDULE OF PLANNING APPLICATIONS

Resolved that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

65. OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN

Notice for public consultation was **received**.

66. REQUEST TO SUSPEND STANDING ORDERS

PROPOSED: Councillor Jo Day

SECONDED: Councillor Ian Jee

Resolved: to suspend standing orders to allow Councillor Nigel Foot to provide an update on the Faraday Road football ground.

67. REQUEST TO REINSTATE STANDING ORDERS.

PROPOSED: Councillor Billy Drummond

SECONDED: Councillor Jo Day

Resolved: to reinstate standing orders

68. FORWARD WORK PLAN

Forward Work Plan **received**.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20:47 HRS

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS
MONDAY 29 SEPTEMBER 2025**

Running Order	Resolution	Application Number	Location and Applicant
1.	No Objection	25/02033/FUL	West Berkshire Community Hospital Rookes Way Thatcham RG18 3AS for Mr Iain Groom
2.	Objection: • Over development of the site • There is a lack of private amenity space • Concerns around potential flood risk to the site	25/01864/LBC & 25/01863/FULMAJ	Newbury Manor Hotel London Road Newbury RG14 2BY for SCP Newbury Manor Ltd
3.	No Objection	25/02011/HOUSE	4 Westlands Road Newbury RG14 7JY for Mr Wild
4.	No Objection	25/02085/HOUSE	56 Kings Road Newbury RG14 5RG for Patrick Ormesher
5.	No Objection	25/02062/HOUSE	2 Friars Road Newbury RG14 7QU for Mr Nick Pitts
6.	No Comment	25/01875/HOUSE	122 Paddock Road, Newbury, RG14 7DH for Mrs Riley
7.	No Objection	25/01936/HOUSE	23 Elizabeth Avenue Newbury RG14 6HA for Mr L Rosier
8.	No Objection	25/02126/HOUSE	2 Willowmead Close Newbury Berkshire RG14 6RW for Mr & Mrs Cresdee
9.	No Objection	25/01981/HOUSE	26 Three Acre Road Newbury RG14 7AW for Mr & Mrs Stafford
10.	No Objection	25/02073/FUL	235 Andover Road Newbury RG14 6NG for Kinston Road Partners Ltd

11.	No Objection	25/02109/HOUSE	81 Essex Street Newbury RG14 6RA for Mr Santos
12.	No Objection	25/01980/HOUSE	58 Valley Road Newbury RG14 6ER for Mr & Mrs T Martin
13.	No Objection	25/02109/HOUSE	99 Craven Road, Newbury, RG14 5NL for Helen Lonsdale
14.	No Objection	25/01918/ADV	16 Northbrook Street, Newbury, RG14 1DJ for Cornish Bakery
15.	No Objection	25/01917/FUL	16 Northbrook Street, Newbury, RG14 1DJ for Cornish Bakery
16.	Comment: NTC would like to see a planning application.	25/02020/PACOU	18 to 21 and 22 to 24 Berkshire House, Bartholomew Street, Newbury for Barts Newbury Ltd.
17.	No Objection	25/01723	Cross Keys, 8 London Road, Newbury, RG14 1JX for George Arkell

**Planning and Highways Committee Meeting Schedule of
Planning Applications to be considered.**

Monday 27th October 2025

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	<u>25/01937/FUL</u>	West Berkshire Community Hospital Rookes Way Thatcham RG18 3AS for Berkshire Healthcare NHS Foundation Trust	Proposal to construct a new ground level, external open air plant compound to house the installation of new Air Source Heat Pumps and the associated plant equipment to support them. Removal of existing gas-fired boilers and associated plant equipment from existing Energy Centre and installation of necessary equipment to for interface between existing and new systems.
2.	CLAY HILL	<u>25/02139/REG3</u>	Faraday Road Football Ground Faraday Road Newbury RG14 2AD for Jon Winstanley	The construction of a new full size synthetic pitch with floodlighting and fencing system to replace the existing natural grass area
3.	CLAY HILL	<u>25/01670/LBC</u> & <u>25/01669/FUL</u>	Hambridge Farm Hambridge Road Newbury RG14 2QG for Hambridge Properties Limited	Conversion of buildings to form 3 residential dwellings, extension to garage and associated works. (Reconsideration of application reference 24/02423/LBC following the High Court Consent Order dated 9th July 2025).
4.	EAST FIELDS	<u>25/02177/HOUSE</u>	Floral Bank Greenham Road Newbury RG14 7JL for Laurence Foreman	Ground floor side and rear extension, installation of rendered external insulation and imitation slate roofing to existing house, new retaining wall, new boundary fences/walls new vehicle hardstanding to garden.
5.	EAST FIELDS	<u>25/02399/PACOU</u>	Cabletime 64 Greenham Road Newbury RG14 7HX for Twentworth Ltd	Application to determine if prior approval is required for a proposed: Change of use from Class E to 9 flats (5 x 1 bedroom/ 1 person, 2 x 1 bedroom/ 2 person, 1 x 2 bedroom/ 3 person and 1 x 3 bedroom/ 4 person)
6.	WASH COMMON	<u>25/02145/PASSHE</u>	91A Newtown Road Newbury RG14 7DD for Mr Priyens Patel	Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 3.60 metres, and for which the height of the eaves would be 3.00 metres

7.	WASH COMMON	25/02163/HOUSE	20 Sidestrand Road Newbury RG14 6HP for Mr Neil Gow	Loft conversion
8.	WASHCOMMON	25/02180/HOUSE	11 Bartlemy Close Newbury RG14 6LE for Mr & Mrs Coutinho	Rear wrap-around extension and new porch
9.	WASHCOMMON	25/02164/HOUSE	25 Sidestrand Road Newbury RG14 6HP for Mr & Mrs Wadge-Berrospi	Proposed single storey side extension, weather porch and addition of bifolding doors to the rear elevation
10.	WASHCOMMON	25/02258/HOUSE	8 Kennedy Close Newbury RG14 6QL for Mr Colin Sheppard	Demolition of existing conservatory, single storey rear extension and internal alterations.
11.	WEST FIELDS	25/02161/FUL	41 Cheap Street Newbury RG14 5BX for Goksel	Application for Alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO at 41/41A Cheap Street, Newbury RG14 5BX
12.	WEST FIELDS	25/02320/FUL	First Floor Flat 12 West Mills Newbury RG14 5HG for Mr & Mrs Ross Bament	Proposed front dormer addition and rear rooflights in conjunction with a loft conversion to the 1st floor flat, and replacement windows. A/C inverter addition to rear elevation.
13.	WEST FIELDS	25/02156/ADV	Pearl House 12 Bartholomew Street Newbury RG14 5DQ for Mr Tim Spencer	1) The replacement of 12 vinyl signs affixed to ground floor windows on Bartholomew Street with new designs and advertising information, 2) the replacement of 3 vinyl signs affixed to ground floor doors on Bartholomew Street with new designs and advertising information and 3) the replacement of the totem sign facing Oddfellows Road with new designs and advertising information.
14.	WEST FIELDS	25/02383/ADV	12 West Mills Newbury RG14 5HG for Mr & Mrs Bament	Non illuminated raised lettering and projecting sign
15.	SPEENHAMLAND	25/0193/4/HOUSE	73 Cherry Close Newbury RG14 1LS for DR Jacqueline Kain	Construction of First Floor extension under new pitched roofs to form a new bedroom and bathroom along with a small Ground Floor lobby to the existing hall.
16.	SPEENHAMLAND	25/02327/HOUSE	8 Castle Grove Newbury RG14 1PR for Mr & Mrs Taylor	1 st Floor side extension.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 27th October 2025**Standing Items on each (ordinary meeting) agenda:**

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officer's report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

At the first Committee meeting after the annual meeting of the Council	Election of Chair/ Deputy
	Approval of ToRs and memberships of Working Groups
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts. (Postponed until further notice)
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
2025	
16 June 25	- Rule 6 Update
7 th July 25	- Newbury Town Design Statement review -
4 th August 25	- Prow Working Group
1 st September 25	- Eagle Quarter update - HWG Lay member
29 th September	- NDP Update. - NEWT Group Update. - Welcome to Newbury Signs
27 th October	- Welcome to Newbury Signs - Review of P&H projects
24 th November	- Review of KPI's for Planning and Highways Committee - Send Budget and Strategy proposals to RFO - Review of P & H Committee Working Groups. - London Road – Presentation form WBC (TBC) - Presentation – Greenham Control Tower (TBC)
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