

23<sup>rd</sup> September 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 29th September 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/86175406812?pwd=ufel2tVseaCHvGLovP0rdLIjFyG7xL.1>

Meeting ID: 861 7540 6812

Passcode: 699307



**Kym Heasman**  
**Committees Clerk**

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**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 1<sup>st</sup> 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 26<sup>th</sup> September 2025.
- 5. Members' Questions and Petitions**  
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 26<sup>th</sup> September 2025

Town Hall, Market Place, Newbury, RG14 5AA

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**6. Schedule of Planning Applications (Appendix 2)**

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

**7. Notification of Publication of the Overton Neighbourhood Plan 2025-2040 (Regulation 16) (Appendix 3)**

To **note** the receipt of the submission version of the Overton Neighbourhood Plan (NP) and to **comment** on the plan by **5pm on Thursday 16 October 2025**.

**8. 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.

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

**Monday 29th September 2025**

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	<a href="#">25/02033/FUL</a>	West Berkshire Community Hospital Rookes Way Thatcham RG18 3AS for Mr Iain Groom	Proposal to replace the existing Grasscrete staff parking area with a larger, permanent staff car park to address an existing shortfall in capacity and to meet future demand. New car park will also provide dedicated access to the proposed neighbouring Air Source Heat Pump Compound (Application ref: PP-14275082).
2.	CLAY HILL	<a href="#">25/01864/LBC</a> & <a href="#">25/01863/FULMAJ</a>	Newbury Manor Hotel London Road Newbury RG14 2BY for SCP Newbury Manor Ltd	Proposed removal of modern hotel extensions to the listed building Newbury Manor; removal of Millwaters Cottage. Restoration of Newbury Manor and conversion to two semi-detached homes. Erection of 28 new dwellings including new access to London Road, roadways, and turning areas (providing a total of 30 dwellings overall). Car and cycle parking; landscaping; energy enhancements; and biodiversity gains.
3.	EAST FIELDS	<a href="#">25/02011/HOUSE</a>	4 Westlands Road Newbury RG14 7JY for Mr Wild	Single storey side extension. Double storey rear extension. Reconfigure and refurb existing house.
4.	EAST FIELDS	<a href="#">25/02085/HOUSE</a>	56 Kings Road Newbury RG14 5RG for Patrick Ormesher	Double storey extension, Dormer loft conversion
5.	EAST FIELDS	<a href="#">25/02062/HOUSE</a>	2 Friars Road Newbury RG14 7QU for Mr Nick Pitts	Proposed bungalow to house conversion to include a side extension, a basement extension, a front extension and a loft conversion.
6.	WASHCOMMON	<a href="#">25/01875/HOUSE</a>	122 Paddock Road, Newbury, RG14 7DH for Mrs Riley	Formation of habitable room in roof space with side gable build up and Velux rooflights
7.	WASHCOMMON	<a href="#">25/01936/HOUSE</a>	23 Elizabeth Avenue Newbury RG14 6HA for Mr L Rosier	Proposed conversion of garage with new flat roof replacing existing pitched roof and render to external walls.

8.	WASHCOMMON	<a href="#">25/02126/HOUSE</a>	2 Willowmead Close Newbury Berkshire RG14 6RW for Mr & Mrs Cresdee	Demolition of existing conservatory and replacement, with extensions to front, side store extension and rear garden room extension, increasing internal accommodation part conversion of garage to utility room with alterations
9.	WASHCOMMON	<a href="#">25/01981/HOUSE</a>	26 Three Acre Road Newbury RG14 7AW for Mr & Mrs Stafford	Single storey front extension. Conversion of garage and replacement flat roof
10.	WASHCOMMON	<a href="#">25/02073/FUL</a>	253 Andover Road Newbury RG14 6NG for Kinston Road Partners Ltd	Section 73 Application to vary condition 2 (Approved Plans) of approved Reference Number: 22/01784/FULD. We want to alter the plans so we can retain the existing bungalow - See statement By allowing the development to be built in accordance with the new plans - See statement.
11.	WASHCOMMON	<a href="#">25/02109/HOUSE</a>	81 Essex Street Newbury RG14 6RA for Mr Santos	Front and rear extension and internal alterations
12.	WASHCOMMON	<a href="#">25/01980/HOUSE</a>	58 Valley Road Newbury RG14 6ER for Mr & Mrs T Martin	Extend single storey bay window under existing lean-to pitched roof
13.	WEST FIELDS	<a href="#">25/01889/HOUSE</a>	99 Craven Road, Newbury, Rg14 5NL for Helen Lonsdale	Single storey rear extension and new front porch
14.	WEST FIELDS	<a href="#">25/01918/ADV</a>	16 Northbrook Street Newbury RG14 1DJ for Cornish Bakery	1no. Projecting Sign Installed at High level. 3no. Fascia Signs applied at High level. 5no. Cladding panels installed at high level. 1no. glazing sign applied to existing entrance fanlight.
15.	WEST FIELDS	<a href="#">25/01917/FUL</a>	16 Northbrook Street Newbury RG14 1DJ for Cornish Bakery	Installation of new fascia signs at high level. Installation of new Projecting Sign at high level.
16.	WEST FIELDS	<a href="#">25/02020/PACOU</a>	18 To 21 and 22 To 24 Berkshire House Bartholomew Street Newbury for Barts Newbury Ltd	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). The proposal is for change of use from offices to 18 residential apartments under Part 3, Class MA of The Town & Country Planning (General Permitted Development) (England) Order 2015.
17.	SPEENHAMLAND	<a href="#">25/01723/FUL</a>	Cross Keys 8 London Road Newbury RG14 1JX for George Arkell	Amendments to planning permission ref. 24/00925/FUL, including alterations to an existing window to form a new door to facilitate access to a fire escape, adjustments to approved shipping containers

				to accommodate internal toilet facilities and associated external changes to fenestration and layout (part-retrospective).
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