

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 16th June 2025 AT 7.30PM.**

PRESENT

Councillors, Vera Barnett (sub), Jo Day, David Harman (deputy Chair), Roger Hunneman, Ian Jee, Pam Lusby Taylor (sub), David Marsh, Graham Storey, Meg Thomas (sub) & Tony Vickers.

In Attendance

Kym Heasman, Committee Clerk

14. APOLOGIES

Councillors Phil Barnett (substitute Vera Barnett), Sam Dibas, Nigel Foot (substitute Pam Lusby Taylor), Vaughan Miller (substitute Meg Thomas), and Andy Moore (Chairman).

15. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, David Marsh and Tony Vickers 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.

16. MINUTES

PROPOSED: Councillor Vera Barnett

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 19th May 2025, be approved, and signed by the Chairperson, with the addition of the meeting closing time.

17. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were no questions or petitions received from members of the public.

18. MEMBERS' QUESTIONS AND PETITIONS

Question received from Councillor Meg Thomas:

"Please could the town council ask West Berks Council to re-introduce evening and Sunday buses (possible by using their own fleet of minibuses) to ameliorate increased traffic on other routes during the pedestrianisation trial?"

The Deputy Chairperson responded with the following answer:

"yes, we will write to West Berkshire Council, and if we receive an answer we will circulate to all members of the committee."

19. SCHEDULE OF PLANNING APPLICATIONS

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

20. Motion From Councillor Tony Vickers

PROPOSED: Councillor Tony Vickers

SECONDED: Councillor Graham Storey

RESOLVED: to receive motion from councillor Tony Vickers to request that the Town Council support Newbury Environment & Wildlife Team (NEWT) and that Prow Working Group assist with the project being added to the Definitive map as a right of way.

PROPOSED: Councillor Tony Vickers

SECONDED: Councillor Graham Storey

RESOLVED: to support the NEWT Project through the PROW Working Group with the application to get the route added to the definitive map. With an update being brought back to the P & H Committee through the PROW Working Group.

21. Rule 6 – Eagle Quarter update.

The Committee Clerk gave an update on the Eagle Quarter Planning appeal inquiry, with the in-person part of the inquiry being finished and their opportunity to comment on the summary list of impact to heritage assets and conservation area. Councillors to provide comments to Committee Clerk, then with CEO to collate comments for submission to the Planning inspectorate. Committee Clerk will share outcome of the planning enquiry when received at relevant scheduled Planning & Highways Committee meeting.

22. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Members noted from Councillor Tony Vickers that the scheduled committee of Western Area Planning Committee was cancelled.

23. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2024/25

The forward work programme was received and noted by the committee.
Prow Working Group update.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.52 HRS

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS
Monday 16th June 2025**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	25/01144/HOUSE	Floral Bank, Greenham Road, Newbury for Laurence Foreman	Ground Floor side and rear extension, instillation of rendered external insulation and imitation slate roofing to existing house, new retaining wall and vehicle hardstanding to garden.
2	No objection	25/01234/FULMAJ	Former Newbury Magistrates Court and No. 20 Mill Lane Newbury for Palady Homes Ltd	Section 73: Variation of Condition (2) Approved Plans of planning permission 21/03024/FULEXT: Erection of 28 no. 1 and 2 bedroom apartments, together with car parking, an ecological enhancement zone, landscaping and associated works
3	No comment	25/00968/HOUSE	42 Chaucer Crescent Newbury for Mr Emeka Okeke	Section 73A: Variation of condition 2 (Approved Plans) of planning permission reference 24/02173/HOUSE (Brick built rear extension, convert garage to habitable space, access ramp and flank wall relocated internally to achieve side 1 meter rear).
4	No objection	25/01117/HOUSE	2 Charles Street, Newbury for Mr C Miles	Alter roof design to improve first floor accommodation.
5	No objection / comment: members noted a concern over the raised Sewer Pipes.	25/01183/HOUSE	57 Conifer Crest, Newbury for Mr & Mrs J Patel	Proposed two storey side extension and single storey rear extension following demolition of existing conservatory.
6	No comment – due to lack of information to understand application.	WBC Ref: 25/01213/ODD Basingstoke and Dean Ref: 21/03394/OUT	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge Andover Road Wash Water Hampshire for Bewley Homes	Out Of District Planning Consultation BDBC: 25/01226/CONDN - Application for discharge of condition 29 (Road Condition Survey) of planning permission 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 350

				<p> dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road </p> <p> <u>Note:</u> original application was refused by Basingstoke and dean and granted at appeal by the Planning Inspectorate. </p> <p> <u>NTC Comments Submitted to WBC 12.2021:</u> Objection based on the lack of community centre (including the health and wellbeing centre) in Phase 1 of the development, that this is an overdevelopment of the site, the external noise pollution caused by the A34, potential poor air quality from the A34, and that this is a Adjacent District B&D Reference: 21/03394/OUT WBC Reference: 21/02967/OOD Land At Watermill Bridge, Andover Road, Wash Water, Hampshire, for Bewley Homes Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square </p>
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				metre development in a flood plain. In addition, this site should conform to carbon neutrality. If the Planning Authority are minded to approve the application, it should be approve subject to inclusion of the community centre in phase 1 of the development.
7	No objection	25/01172/FUL	West Street House, West Street, Newbury for AVIV FLB Investments Ltd	Replacement of existing windows with new double-glazed units.
8	No objection.	25/01191/FUL	18 To 21 and 22 To 24 Bartholomew House, Bartholomew Street, Newbury for Emarek Ltd	Section 73a Variation of Condition (2) Approved Plans / Documents of planning permission 24/02691/FUL: Elevational alterations including changes to fenestration and shopfronts; Demolition of two storey structure in the alleyway, single storey timber link and single storey structure to the rear.