

3rd March 2026

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 9th March 2026 at 7:30pm.**

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/82531008436?pwd=JJVef6rHoyXURdKlatYhQkva2bQjHJ.1#success>
Meeting ID: 825 3100 8436 Passcode: 577426



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 9th February 2026.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Chief Executive Officer by 2pm on Friday 6th March 2026
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 6th March 2026.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

6. Schedule of Planning Applications (Appendix 2)

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

7. Terms of Reference (Appendix 3)

To **review** and **agree** Terms of Reference.

8. Update from Western Area Planning

To **receive** updates from Western Area Planning

9. 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 12th January 2026 AT 7.30PM.**

PRESENT

Councillors Phil Barnett, Jo Day, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Andy Moore (chair) and Graham Storey.

IN ATTENDANCE

Toby Miles-Mallowan, CEO
Lucia Reale, Trainee Corporate Support Officer

112. APOLOGIES

Councillor Sam Dibas, Vaughan Miller and Tony Vickers.

113. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Phil Barnett, Nigel Foot and David Marsh 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.

114. MINUTES

PROPOSED: Councillor Ian Jee

SECONDED: Councillor Roger Hunneman

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 12th January 2026, be approved, and signed by the Chairperson.

115. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were six questions received from 2 members of the public.

1.PA 25/02139/REG3 - PLASTIC 3G PITCH AT FARADAY ROAD FOOTBALL CLUB

We are on our 3rd Consultation with this Application and NTC have only had the opportunity to respond to the first one, so please can you consider responding on all new Documents Added since your initial response, as there still missing information in the Drainage Strategy in relation to the Mitigation of Migration of the Intentionally Added Microplastics which are in the Infill Crumb, AND Discharge into the SSSI River Kennet?

Newbury Town Council is a statutory consultee. The determining authority is West Berkshire Council (WBC).

The Town Council did receive formal notification of this application and submitted its response on 27 October 2025, resolving not to object, subject to conditions including:

- *Full and satisfactory details of Sustainable Drainage Systems (SuDS); and*
- *Robust mitigation to prevent plastic and microplastic migration, particularly given the proximity of the SSSI River Kennet.*

Following that response, additional documents were submitted. The Town Council was not formally reconsulted prior to this meeting. As a statutory consultee, the Committee relies on WBC to notify it where additional submissions are considered material and require further comment.

The application is now being reviewed under a councillor's motion. The Committee will therefore consider whether the newly submitted drainage information and mitigation proposals sufficiently address concerns regarding microplastic containment and discharge pathways before confirming its position.

2.PA 25/02139/REG 3 - PLASTIC 3G PITCH AT FARADAY ROAD FOOTBALL CLUB

There are still at least 3 Key Documents missing from the Portal which are demanded by the WBC Planning Documents VALIDATION CHECKLIST (Jan 2025) so please can NTC P&H Cttee establish FOR US how Commenting on the Following Documents will be achieved:

https://www.westberks.gov.uk/media/35216/Local-List-of-Documents/pdf/WBC_Local_List_January_2025.pdf?m=1736849866163

- The **Scheme Viability Assessment - no.34** - (also known as a Financial Viability Assessment) or colloquially a Business Case
- **Land Contamination Assessment - no. 23** - as the site is within 250m of a Registered Contaminated Land Site (an Old Landfill) and there are past studies that indicate the Landfill is Leaching along the Northern edge of the Site and into the infamous Northbrook
- **Statement of Community Involvement - no. 35** of the Validation Checklist and it is my understanding that Manifesto Pledges and small specialist Football Groups does not fully cover the interests of Local Clayhill Ward residents.

The Committee notes the concerns raised regarding documents referenced in the WBC Local Validation Checklist, including:

- *A Scheme Viability Assessment (Financial Viability Assessment);*
- *A Land Contamination Assessment;*
- *A Statement of Community Involvement.*

It is for WBC, as Local Planning Authority, to determine whether an application is valid at registration stage and whether specific supporting documents are required in this case. Validation and completeness checks are not functions of the Town Council.

However, where material planning considerations such as contamination risk, financial deliverability (where relevant to policy compliance), or community engagement are not sufficiently evidenced, the Committee may comment on those matters in its consultee response.

3. PA 25/02139/REG3 - PLASTIC 3G PITCH AT FARADAY ROAD FOOTBALL GROUND

In the absence of the **Scheme Viability Assessment** there was an outstanding action on WBC to identify the SOURCES OF FINANCING for the £1.25m Investment and it is unclear whether this Newbury Pitch has been included in the recently announced 991 Schemes funded by the Government's GRASSROOTS FOOTBALL FUNDING SCHEME 2026, so does your representative on the Newbury Community Football Group (NCFG) have an update on this please?

<https://www.gov.uk/government/news/new-and-upgraded-grassroots-sport-facilities-to-get-the-uk-active>

Questions regarding the £1.25m investment and any inclusion within the Government's Grassroots Football Funding Scheme relate to project financing.

Financial structuring and funding sources are not ordinarily determinative planning considerations unless directly linked to policy requirements. The Town Council does not control funding arrangements and does not have a decision-making role within the Newbury Community Football Group.

If material to planning policy compliance, it would be for WBC to request or publish relevant viability or funding evidence.

4. PA 26/00042/FULMAJ - 3 STOREY CARE HOME (class c2) ON FORMER CLASS E land

We are currently on Flood Alert along this reach of the River, and this plot is subject to unattenuated Surface & Ground Water Drainage into the River Lambourn, with its Southern Border as Riparian Owner into the middle of the River, therefore is this Committee aware of the **new Piece of WBC LLFA work**, for which I have campaigned for 4 years, and **to which THIS SITE Must Be Linked?**

This application is being considered at this meeting.

Flood risk and drainage are material planning considerations. The Committee is aware that the site lies in proximity to the River Lambourn and that surface and groundwater drainage issues have been raised locally.

The Ardent Clayhill Flood Alleviation Study (June 2025) is noted. While the Town Council is not the Lead Local Flood Authority, it recognises that flood modelling, attenuation requirements, and LLFA advice will be central to WBC's assessment.

In considering this application, the Committee will review:

- *The submitted Flood Risk Assessment;*
- *Surface water and groundwater drainage proposals;*
- *Lead Local Flood Authority consultation responses; and*
- *The implications of a change to a more vulnerable use (Class C2) in flood risk terms.*

Any representations made by the Committee will reflect those material considerations.

Questions from the second member of the public:

Question 1:

Could the Council please clarify why planning application 25/02139/REG3 (Faraday Road Football Ground 3G pitch) has not been scheduled for consideration at this evening's meeting, and why it was not included in the committee agenda for the meeting held on 12 January 2026? This is particularly relevant given that the applicant has submitted over ten new documents resulting in Statutory Consultees being reconsulted, and the public consultation deadline being extended to 5 February 2026.

Question 2: The revised Design and Access Statement has an additional section Ref 3.2.3, stating: *There are existing changing facilities and toilets onsite which will be used as part of the new development,*

This inclusion constitutes a **material planning consideration** with significant implications for the site's layout and operational impact. Could the Council confirm when this application will be brought before the Committee to ensure that all newly submitted evidence and subsequent public representations are fully considered?

Planning Application 25/02139/REG3 – Faraday Road Football Ground (3G Pitch)

I intend to respond to your 2 questions in one statement.

Newbury Town Council wishes to clarify its position regarding this application.

The Town Council is a statutory consultee, not the Local Planning Authority. West Berkshire Council is responsible for determining the application and managing the consultation process.

Newbury Town Council did receive formal notification of this application and considered it in accordance with its procedures. A response was submitted on 27

October 2025, in which the Council resolved not to object, subject to clear conditions. These included the provision of satisfactory Sustainable Drainage Systems and robust measures to prevent plastic and microplastic contamination entering the River Kennet.

Following that response, additional documents were submitted by the applicant. However, the Town Council was not formally reconsulted in relation to those additional submissions.

As a statutory consultee, the Town Council relies on the Local Planning Authority to notify it where further consultation is required, particularly where additional information may be material to the planning balance. Without such formal notification, there is no procedural trigger for the application to be returned to the Town Council agenda.

The Council considers that, where significant new documentation is submitted and consultation deadlines are extended, it is good practice for statutory consultees to be clearly informed so they may review whether their original comments remain appropriate.

This evening, the matter is being reviewed following a councillor's motion, and the Town Council will consider its position transparently and in accordance with its governance procedures.

In summary, the Town Council did respond when formally consulted, and any reconsideration now arises through this motion rather than through a subsequent formal consultation process.

116. MEMBERS' QUESTIONS AND PETITIONS

There was one question received from Councillor David Marsh.

We considered the 3G Pitch at Faraday Road at P&H on 27 October 2025 and had no objection, subject to a reassurance (not yet forthcoming so far as I am aware) about potential microplastic contamination of the adjacent River Kennet.

Since then, far more information about the application, some three dozen new documents, many in January, have appeared on the portal and I am a bit concerned that when we considered it, we did not have much information.

Given its importance, is there a way we could have another look at this? I understand other statutory consultees have received further requests for responses, precisely because so much more information has come to light? It seems odd that the town council should not have had the chance to look in more detail at such a significant proposal?

Proposed: Cllr David Marsh

Seconded: Cllr Roger Hunneman

Abstentions: 2

Resolved to review PA 25/02139 at the next Planning and Highways Committee (9th March 2026)

117. SCHEDULE OF PLANNING APPLICATIONS

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

118. CONSULTATION – PROPOSED DEVELOPMENT OF A RESOURCE BASE AT VICTORIA PARK NURSERY SCHOOL NEWBURY.

Agreed for VPPSC to review the consultation.

119. ROAD WORKS PORTAL DEMONSTRATION

Postponed due to lack of time.

120. DRAFT PLANNING ENFORCEMENT PLAN – WEST BERKSHIRE COUNCIL

Proposed: Cllr Andy Moore

Seconded: Cllr David Harman

Resolved for officers to send in feedback from Planning and Highways Committee based on the document circulated by the Chairman.

121. UPDATE FROM WESTERN AREA PLANNING (WAP)

Councillor Phil Barnett gave an update, that the next Western Area Planning Committee (18 February) has two applications in the Newbury Town area.

122. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2025/26

The forward work programme was received and noted by the committee.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:03 HRS

CHAIRPERSON

Signature:_____ Date:_____

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

Monday 9th February 2026

Running Order	Resolution	Application Number	Location and Applicant
1.	No Comment due to poor definition of changes	<u>26/00069/FULMAJ</u>	Land North Of Spring Gardens Andover Drove Wash Water Newbury for Ms. Jane Grindy
2.	No Objection	<u>26/00116/HOUSE</u>	8 Mountbatten Close Newbury RG14 2HT for Mr G Lear
3.	Proposed: Cllr Graham Storey Seconded: Cllr Jo Day Abstention: 2 Resolved: to Object Objection: proposal is an overdevelopment of the site. Concerns around insufficient provision of parking for the scheme. impact on local amenity. concerns around proposed soakaways and vicinity of the River Lambourn.	<u>26/00042/FULMAJ</u>	Hitachi Capital Vehicle Solutions Ltd 54A Kiln Road Newbury RG14 2NU for MACC Group and The Dyers Company - Andeep Gill
4.	Proposed: Cllr David Harman Seconded: Ian Jee Abstention: 1 Resolved to Object Objection: the proposal is an overdevelopment of the site and the proximity to the next door property (3 Westlands Road). The Development is not in keeping with the character of the road.	<u>26/00156/HOUSE</u>	5 Westlands Road Newbury RG14 7JY for Mrs Debora Smith
5.	No Objection	<u>26/00108/HOUSE</u>	12 Russell Road Newbury RG14 5LA for Mr Ian Davis
6.	No Objection	<u>26/00178/HOUSE</u>	48 Salcombe Road Newbury RG14 6ED Mr & Mrs Cherowbrier
7.	No Objection	<u>26/00126/ADV</u>	42 Northbrook Street Newbury RG14 1DTfor Will Forrester

8.	No Objection	25/02884/LBC	30 Market Place Newbury RG14 5AG for NatWest Group
9.	No Objection	25/02924/LBC	6 Northcroft Lane Newbury RG14 1BU for Amegreen Children's Services
10.	No Objection	25/02948/FUL	Carnarvon Place Flats Carnarvon Place Newbury RG14 6LP for Sovereign Network Group – Allen Tamakloe
11.	No Objection: Comment: suggestion for contribution to car club	25/02579/FUL	4A Mansion House Street Newbury RG14 5ES for Mansion House Newbury Ltd
12.	No Objection	26/00014/HOUSE	135 Russell Road Newbury RG14 5JY for Mr Jajati Dash
13.	No Objection	26/00105/HOUSE	12 Robins Close Newbury RG14 7EH for Mr & Mrs Robinson
14.	Proposed: Cllr David Marsh Seconded: Cllr Roger Hunneman Abstentions: 2 Resolved to object to the planning application based on negative impact on the amenity of neighbouring properties. Also for previous failures to comply with planning conditions.	25/02890/FUL	Newbury House 237 and 235 Andover Road Newbury RG14 6NG for Kinston Road Partners Ltd
15.	No Objection	26/00075/HOUSE	6 The Gabriels Newbury RG14 6PZ for Marsh
16.	No Objection	26/00099/HOUSE	8 Chaucer Crescent Newbury RG14 1TR for Mr & Mrs Khnykina
17.	No Objection	26/00096/OUT	Land Adjacent 4 Croft Lane Newbury for Mr & Mrs Wilson

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

Monday 9th March 2026

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	WEST FIELDS	<u>26/00152/FUL</u>	58 Cheap Street Newbury RG14 5DH for Corn Exchange Newbury Trust	Change of use from Class E(b) (food & drink) to Sui Generis (learning/performing arts centre). Section 73a to vary Condition (4) Hours of Use of planning permission 22/01814/FUL.
2.	WEST FIELDS	<u>26/00238/ADV</u>	11 - 13 Market Place Newbury RG14 5AA for Mr D Wilson	Externally illuminated fascia sign Internal digital marketing screen Internal illuminated light box
3.	WEST FIELDS	<u>26/00237/FUL</u>	11 - 13 Market Place Newbury RG14 5AA for Mr D Wilson	Installation of 3 no replacement air conditioning units, 2 no replacement satellite dishes, new externally illuminated fascia sign and installation of internal digital marketing screen and lightbox
4.	WEST FIELDS	<u>26/00306/FUL</u>	1 Bartholomew Street, Newbury, RG14 5LL for Mr M Erturk	Installation of retractable awning to cafe frontage.
5.	WEST FIELDS	<u>26/00237/FUL</u>	11 - 13 Market Place Newbury RG14 5AA for Mr D Wilson	Installation of 3 no replacement air conditioning units and 2 no replacement satellite dishes.
6.	WEST FIELDS	<u>26/00290/ADV</u>	63 Northbrook Street Newbury RG14 1AE	The installation of replacement signage to include 1 no. white internally illuminated "McDonald's" letterset with white detail below and 2 no. yellow internally illuminated "Golden Arch"
7.	WEST FIELDS	<u>26/00253/FUL</u>	63 Northbrook Street Newbury RG14 1AE	Refurbishment of the restaurant to include alterations to shopfront elevations with the removal of glazing and the installation of a new access door and aluminium fascia panels. The redecoration of existing windows and door frames with associated works.
8.	WASH COMMON	<u>25/02609/RESMAJ</u> (Amendment)	Land East Of Newbury College Monks Lane Newbury	Reserved matters of appearance, layout and scale applicable to Phase 3 identified on the approved phasing plan (drawing no. 50873 P1-11) of approved application 22/02754/OUTMAJ

9.	WASH COMMON	26/00338/HOUSE	11 Paddock Road Newbury RG14 7DL for Mr & Mrs Griggs	Rear Extension and Garage conversion
10.	SPEENHAMLAND	26/00142/FUL	Mobile Burger Van Speen Hill Close Newbury RG14 1QR for Mr Erturk	The stationing of a mobile street trading van.
11.	SPEENHAMLAND	26/00305/HOUSE	17 Donnington Square Newbury RG14 1PJ for Mr & Ms Alex & Victoria Marshall Reynolds	Single Storey Rear Extensions, New Porch and Outbuilding
12.	SPEENHAMLAND	26/00314/HOUSE	Boysmeade Oxford Road Newbury RG14 1XB for Mr A Goksel	Two storey rear extension and first floor front extension with internal alterations and addition of solar panels and insulated external render, car port and driveway parking.
13.	SPEENHAMLAND	25/02302/MDOPO	Land Adjacent To Hilltop Oxford Road Donnington Newbury	Modification of planning obligation of previous application 14/02480/OUTMAJ: Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m2 local centre (Use Classes A1/A2/D1/D2 - no more than 200m2 of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access. Removal of any obligations in relation to the primary school and primary school contribution

Terms of Reference – Planning and Highways

Membership: 12 Councillors

Quorum: 6 Councillors

Substitutes: The remaining members of the Council.

- (a) It carries out all of the Council's functions as a statutory consultee under The Local Government Planning Acts
- (b) It formulates the Council's land use planning policy.
- (c) It comments on highway issues that affect access to the Newbury town area.
- (d) It comments on licensing issues that affect Newbury town.
- (e) It administers any allocated budget.
- (f) It sets the membership and delegated powers of its Sub-Committees and the terms of reference of its working groups.

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
2025/26	
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. - Review of Terms of Reference
22 nd December	
12 th January	
February 2026	- London Road – Presentation form WBC (TBC)
March 2026	- Review of Terms of Reference

April 2026	- Approval of ToR's and membership of Working Groups - Road Works Review Portal demonstration -
Date TBC	- West Berkshire Highways Team to discuss Monks Lane Closure - Thames Water to discuss Monks Lane Closure