

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 19th MAY 2025 AT 7.30PM.**

PRESENT

Councillors, Vera Barnett (sub), Jo Day, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Steve Masters (sub), Andy Moore (Chairman).

In Attendance

Kym Heasman, Committee Clerk

1. APOLOGIES

Councillors Phil Barnett (substitute Vera Barnett), Sam Dibas, Vaughan Miller, Graham Storey (substitute Steve Masters) & Tony Vickers

2. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, 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.

Councillor Jo Day declared a personal interest in Agenda Item 8, Appendix 2, Application no. 15 (Ref. [25/00957/HOUSE](#)) and took no part in the debate or vote at that time.

3. ELECTION OF CHAIR

Councillor Andy Moore nominated for Chair of Planning & Highways Committee

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor Jo Day

RESOLVED: that Councillor Andy Moore elected as Chairman for the Planning and Highways Committee for the year 2025/26.

4. DEPUTY CHAIRPERSON

Councillor David Harman nominated as Deputy Chair for the Planning & Highways Committee.

PROPOSED: Councillor Andy Moore

SECONDED: Councillor Steve Masters

RESOLVED: Councillor Harman elected as Deputy Chair for the Planning and Highways Committee for the year 2025/26.

5. MINUTES

PROPOSED: Councillor David Harman

SECONDED: Councillor Jo Day.

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 23rd April 2025, be approved, and signed by the Chairperson, with the addition of the meeting closing time.

6. **QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were 4 questions submitted from 2 members of the Public. The Planning & Highways Chairperson read out 3 of these questions, as the member of public could not attend in person.

Question 1 received and read out by the Chairperson:

"With regard to the Rule 6 Party for The Kennet Centre Appeal Has NTC entered itself as a standalone Rule 6 Party or is it joining with The Newbury Society, or if not is there a Statement of Common Ground, thank you?"

Chairperson responded with the following answer:

Yes we are a standalone rule 6 party.

Question 2 received and read out by the Chairperson:

"Re Kennet Centre Appeal - I understand the Appeal Inquiry proceedings will not be broadcast for the Public or available on catch-up, so given that many important and informative Inquiries are recorded and available to the Public & Planning Students who cannot attend and our Council is Rule 6, how does NTC feel about this decision not to broadcast which prevents students from using as a learning tool?"

Chairperson responded with the following answer:

Please Contact West Berkshire Council or the planning Inspectorate for further information on this matter. Should you wish to attend the inquiry in person you can contact West Berkshire Council. We do not know if this or isn't being streamed or recorded, or what purpose it may be used for. We do not have access to this information so cannot comment on it. Equally we are ruled by legislation. So, the answer is still the same: that you would need to contact West Berkshire Council or the Planning Inspectorate.

Question 3 received and read out by the Chairperson:

"I have been given an Action by NFADAG to obtain an update on the NTC River Lambourn/River Walk Restoration Project, and having searched all Council Meeting Agendas since 1st Jan I can find no reference in any to this important piece of Asset Management, so please can you confirm which Cttee will be reporting on this important Project given that the Canal Corridor WG reports to P&H Cttee, and can the relevant Cttee Chairperson provide me with an update please?"

Chairperson Responded with the following answer:

There is no update on this at the moment. Once there is one, I'm sure it will be put to the relevant committee agenda at that time.

The written answers have been provided to the member of the public who could not attend in person before the meeting.

Question Receive from Member of the Public in person:

“Given the volume of evidence provided by residents, will the committee support my application to add the footpath between Battery End and Falkland Road as a Public Right of Way to the Definitive map?”

The Chairperson responded with the following answer:

Thank you for this information and question. This item is list on our agenda to be discussed and we are happy to take all information into consideration at that item.

Item 10 on the agenda was taken at this point in the meeting and the record is at minute 10.

7. MEMBERS’ QUESTIONS AND PETITIONS

There were no questions received from members of the committee.

8. SCHEDULE OF PLANNING APPLICATIONS

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

9. LAMBOURN NEIGHBOURHOOD DEVELOPMENT PLAN

Members of the Committee agreed that there were no comments to be submitted on the Lambourn Neighbourhood Development Plan - Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment.

The Chairperson asked that the Committees Clerk write to Lambourn Parish Council and pass this over to the NDP Steering Group to review for the assistance in our own NDP.

10. CLAIMED PUBLIC FOOTPATHS

Councillor Nigel Foot declared that he is a portfolio holder at West Berkshire Council and would abstain from the vote.

PROPOSED: Councillor David Harman

SECONDED: Councillor Roger Hunneman

ABSTENTION: Councillor Nigel Foot

RESOLVED: That the ~~council~~ footpath between 17/19 Battery End & 19/21 Falkland Road should be included on the Definitive map as a Public Right of Way.

132. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Members received and update from Councillor Phil Barnett read by Substitute Councillor Vera Barnett. There were no applications for the Newbury Parish Area to be considered at the forthcoming WAP Meeting, and that there was no date yet for the “Old Town” Kennet Centre application to come to the WAP Committee.

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

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

With the addition of the following:

- Review of Newbury Town Plan.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.46 HRS

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / comments: Members Feel this over development, with lack of clarity on the plans. Members also agree with the views and comments made by the Suds officer. Members also notice from their observations that work appears to have already started.	25/00591/HOUSE	372 London Road, Newbury for Mr & Mrs Sonny Brazil.	Proposed 2 storey side and rear extension.
2	No objection	25/00958/ADV	Swan Inn, London Road, Newbury for M and B	Refurbishment of the existing Totem Sign and pair of Corex Signs and sign written house names and Sizzling Logo's.
3	Support	25/00863/FUL	Unit 6, Newbury Retail Park, Pinchington Lane, Newbury for Newbury retail Ltd.	Removal of existing canopies and alterations to existing shopfront including new paving and bollards.
4	No objection	25/00861/HOUSE	34 Stroud Green, Newbury for Mr & Mrs Corneck	Section 73 application to vary condition 2 (Approved Plans) of approved 24/02369/HOUSE - Internal alterations to create new open-plan Kitchen/Family Room, Utility Room and Bathroom. Addition of bi-folding doors to rear elevation and replacing lean to roof with pitched roof. Widening of dormer window in attic room. Replace fence with wall addition and trellis topping to boundary wall.
5	No objection	25/00844/HOUSE	66 York Road Newbury for Mrs R Williams	Demolish Existing Conservatory. Build single storey WC/Shower

6	No objection	25/00759/HOUSE	10 Croft Lane, Newbury for Mr & Mrs Embleton.	Single storey extensions and garage conversion with internal alterations.
7	No objection	25/00881/HOUSE	21 Croft Lane, Newbury for Mr T Belt	Extension and external alterations.
8	No objection	25/00931/FUL	Waitrose, Oxford Road, Newbury for John Lewis Partnership	Replacement of existing plant within the service yard and roof locations.
9	No objection	25/00968/HOUSE	42 Chaucer Crescent Newbury for Mr E Okeke	Section 73: 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).
10	No objection	25/00917/HOUSE	50 Fifth Road Newbury for Mr & Mrs Lindsey	Re-roofed existing rear extension, amendments to existing external walls, windows and doors to existing rear extension, conversion of existing loft.
11	No objection	25/01026/HOUSE	33 Valley Road Newbury for Mr & Mrs E Gregory	Single storey side extension.
12	Objection / comments: <ol style="list-style-type: none"> 1. Overlooking – Change of positioning to side window and appears to be clear glass rather than opaque glass, and the window is considerably larger than the current equivalent. 2. Concerns over ambiguity of the plans as they are lacking clarity. 	25/01020/HOUSE	19 Battery End Newbury for Mr & Mrs Stacey	Loft Conversion with alterations to eastern 1 st floor window and rear extension.

13	No objection	25/00856/FUL	James House 27 London Road Newbury for Hooksom Ltd	Section 73: Variation of condition 2 (approved plans) of previous application 24/02142/FUL: Change of the front window to match the upper floors with the addition of air bricks.
14	No objection	25/00613/FUL & 25/00614/ADV	28 - 29 Northbrook Street Newbury for Greggs Plc	New signage, air conditioning condenser units and extract grille and shopfront
15	No objection	25/00957/HOUSE	1 Lipscombe Close Newbury for Mrs B Moffat	Single storey side extension.
16	No objection	25/00908/ADV	50 Parkway Shopping Centre Newbury for C and J Clarks International Limited	Illuminated fascia sign - individual letters and non-illuminated projecting sign