

30th June 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 6th July 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/84080005949?pwd=i5tb4bN028ZXoQ7oZ48zNoO9TIWmHW.1#success>
Meeting ID: 876 8022 8734 Passcode: 880313



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 15th June 2026.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Chief Executive Officer by 2pm on Friday 3rd July 2026.
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 3rd July 2026.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
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- 6. Schedule of Planning Applications (Appendix 2)**
To **comment** on the planning applications listed at the attached schedule.
- 7. Pedestrianisation Presentation from West Berkshire Council**
To **receive** a presentation from West Berkshire Council.
- 8. Number 2 Bus Service to Wash Common**
To **receive** an update on the bus service.
- 9. ACV Update – United Reform Church**
To **receive** an update.
- 10. ACV Update – Faraday Road Football Ground**
To **receive** an update.
- 11. Neighbourhood Development Plan Progress Report**
To **review** the progress report.
- 12. Update from Western Area Planning**
To **receive** updates from Western Area Planning
- 13. Forward Work Programme for Planning & Highways Committee (Appendix 3)**
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 15TH JUNE 2026 AT 7.30PM.**

PRESENT

Councillors Phil Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore (chairperson), Graham Storey-

IN ATTENDANCE

Toby Miles-Mallowan, CEO

11. APOLOGIES

Apologies received from Cllrs Nigel Foot and Tony Vickers

12. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors Phil Barnett 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.

13. MINUTES

PROPOSED: Cllr Roger Hunneman

SECONDED: Cllr Jo Day

ABSTENTIONS: 2

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 18th May 2026, be **approved**, and signed by the Chairperson.

14. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none received.

15. MEMBERS' QUESTIONS AND PETITIONS

There were none received.

16. SCHEDULE OF PLANNING APPLICATIONS

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

17. NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE

A verbal update by the CEO was received.

18. SANDLEFORD PARK UPDATE

The Committee considered a report regarding the proposed change of use of land currently safeguarded for potential future educational expansion at Park House School. Members received and considered the officer report and accompanying appendix, including the recommendation that clarification be sought from West Berkshire Council that Park House School, the Local Education Authority and other relevant stakeholders were satisfied that future educational requirements could continue to be met without the safeguarded expansion land.

Following discussion, Members expressed concern regarding the proposed change of use of land from educational purposes to residential development. The Committee agreed that these concerns should be formally communicated to West Berkshire Council.

PROPOSED: Cllr Graham Storey

SECONDED: Cllr Sam Dibas

RESOLVED that Newbury Town Council write to West Berkshire Council to express concerns regarding the proposed change of use of land currently safeguarded for educational purposes to residential development, and to request clarification that Park House School, the Local Education Authority and other relevant stakeholders are satisfied that future educational requirements can continue to be met without the safeguarded expansion land.

19. HERITAGE WORKING GROUP 'ASSET OF COMMUNITY VALUE' NOMINATION FOR THE UNITED REFORM CHURCH.

The CEO provided an update on the progress of the ACV application. Newbury Society has been commissioned to provide a full history of the United Reform Church site in Newbury and its significance to the community. On receipt, NTC will put forward an ACV application.

20. KINGS ROAD WEST PARKING

Cllr Phil Barnett provided an update on the Kings Road West Parking. The residents have been provided with residents parking permits by West Berks Council. This does not fully address the situation.

21. REQUEST FOR UPDATES FROM THAMES WATER AND WEST BERKSHIRE COUNCIL

The CEO confirmed that no response from these invitations have been received. These items will be added to the forward works programme.

22. UPDATE FROM WESTERN AREA PLANNING

An update was received, Cllr Phil Barnett confirmed that only 3 of the 20 applications related to Newbury Town Council:

- 26/00042/FUL/MAJ – Kiln Road Care Home
- 25/01863/FUL/MAJ – Newbury Manor Hotel
- 26/00854/PIP – Land behind Woodside

23. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS

Forward Work Programme was **received** and **updated**.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20:29 HRS

CHAIRPERSON

Signature: _____ Date: _____

PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 15TH JUNE 2026

Running Order	Resolution	Application Number	Location and Applicant
1.	No objection, subject to Environment Agency approval	26/00947/FUL	22 Riverpark Industrial Estate Ampere Road Newbury RG14 2DQ for Mr Afrim
2.	No objection	26/00973/HOUSE	10 Abbey Close Newbury RG14 7QX for Mr M Nicholls
3.	No objection	26/01110/HOUSE	52 Valley Road Newbury RG14 6ER for Mr D Hicks
4.	No objection	26/01168/HOUSE	6 Westmead Drive Newbury RG14 7DJ for Mr & Mrs Parkington
5.	No objection, subject to approval from WBC Highways	26/00987/HOUSE	37 Wendan Road Newbury RG14 7AJ for Mr & Mrs Hawkins
6.	No objection	26/01017/HOUSE	Dormers Tydehams Newbury RG14 6JT for Mrs Trudy Rogers
7.	No objection	26/00999/HOUSE	11 Bartlemy Close Newbury RG14 6LE for Mr & Mrs Coutinho
8.	Proposed: Cllr Storey Seconded: Cllr Marsh Abstentions: 3 Resolved to object to application based on overdevelopment of location and proposal not in keeping with character of neighbourhood	26/01009/HOUSE	5 Bruan Road Newbury RG14 7AU for Mr Umut Calkam
9.	No objection	26/01025/FUL	Town Mills West Mills Newbury RG14 5HW for Town Mills Flats Ltd
10.	No objection	26/01062/HOUSE	7 Braunfels Walk Newbury RG14 for Peter & Heather Lenton & Reilly

11.	No objection	26/00632/HOUSE	3 Dolton Mews West Mills Newbury RG14 5HT for Mrs M Taylor
12.	Proposed: Cllr Moore Seconded: Cllr Dibas Abstentions: 1 Resolved to object to application. Overdevelopment, poor vehicular access to site, loss of green space in the immediate amenity – threat to historic Mulberry Tree on the site	26/00732/FUL	1 To 3 Bartholomew Close and 14 To 26 Hampton Road and 12 To 26 and 30 To 40 Argyle Road Newbury for Terra Property Investments Ltd
13.	No objection	26/01153/LBC & 26/01150/ADV	The Newbury 137 Bartholomew Street Newbury RG14 5HB for Mr Simon Pettifer
14.	No objection	26/01065/LBC	77 - 78 Northbrook Street Newbury RG14 1AE for Living Saucha Limited
15.	No objection	26/00787/FUL	63 Northbrook Street Newbury RG14 1AE
16.	Proposed: Cllr Moore Seconded: Cllr Dibas Abstentions: 1 Resolved to support this application	26/00893/LBC	8 Madeira Place Newbury RG14 7BJ for Mr Blake Richardson
17.	No objection	26/00945/LBC	21 Pound Street Newbury RG14 6AE for Mrs Natalie McMonagle
18.	No comment	26/00972/CERTE	Flat At University House 5 - 7 Oxford Street Newbury RG14 1JG for Mr Bob Rae
19.	No objection	26/01016/HOUSE	94 Enborne Road Newbury RG14 6AN for Mr M Locke

PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 6TH JULY 2026

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	26/01243/ADV	127 London Road Newbury RG14 2BX for Mr James Webb	Sign 1: Illuminated 6m Omoda totem
2.	CLAY HILL	RECONSULTATION 26/00042/FULMAJ	Hitachi Capital Vehicle Solutions Ltd 54A Kiln Road Newbury RG14 2NU for MACC Group and The Dyers Company - Andeep Gill	Demolition of former offices (Use Class E) and erection of a three storey care home (Use Class C2), with parking, landscaping and associated works.
3.	EAST FIELDS	26/01329/HOUSE	1 Abbots Road Newbury RG14 7QW for Mr and Mrs Lai	Rear First Floor Dormer.
4.	WASHCOMMON	26/01281/MDOPO2	Land North Of Just Learning Nursery, Monks Lane, Newbury for Feltham Properties Ltd	Request under section 106A to modify planning obligation within the section 106 legal agreement dated 3rd March 2026 in relation to planning permission 23/01732/OUTMAJ. Proposed modification: Paragraph 1.4 of Schedule 4 - The Owner and the Developer shall not cause or permit Occupation of more than eighty percent (80%) of the Residential Units until the Public Open Space has been laid out and landscaped in accordance with the Public Open Space Plan and the Public Open Space Specification.
5.	WASHCOMMON	26/01181/HOUSE	15 Kingsbridge Road Newbury RG14 6DY for John Dyson	Erection of a single-storey open oak-framed gazebo with cedar shingle gabled roof within the rear garden. Structure to be founded on tapered saddle stones on existing patio surface. No excavation or permanent foundations proposed.
6.	WASHCOMMON	26/01237/HOUSE	14 Sidestrand Road Newbury RG14 6HP for Mr Milan Riha	Rear roof change, garage conversion and alterations
7.	WEST FIELDS	26/01184/FUL & 26/01185/LBC	12 Market Place Newbury RG14 5BD for Mr Stuart Wade	12 Market Place Newbury RG14 5BD

8.	WEST FIELDS	26/01226/LBC	102A Bartholomew Street Newbury RG14 5DY for Planning Applications website David Buddery	Like-for-like renovation of wattle and daub rendering of end gable
9.	WEST FIELDS	26/01299/FUL	West Street House West Street Newbury	Application to determine if prior approval is required for a proposed: The proposal comprises the change of use of all four floors of the existing building (ground-third) from office floorspace (Class E) to provide 2,810 sqm of residential floor space (Class C3). This proposal seeks to deliver 49 self-contained units. Section 73a application to remove condition 14 (TW - Surface Water) of planning permission 24/00315/PACOU.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 6th July 2026**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	
May 2026	- NDP Update - Sandleford Park Update
June 2026	- Approval of ToR's and membership of Working Groups - Road Works Review Portal demonstration
July 2026	- Pedestrianisation Presentation from WBC - Number 2 Bus Service to Wash Common update - ACV update United Reform Church - ACV update Faraday Road Football Ground - NDP progress report
August 2026	- King Road Parking Update - Presentation West Berkshire Council Highways - NDP Progress Report - Newbury Town Centre Master Plan Update
September 2026	- Presentation Thames Water
October 2026	- Review budget for 2027/28
November 2026	-
December 2026	-
January 2027	-
February 2027	-
March 2027	-