

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 1st SEPTEMBER 2025 AT 7.30PM.**

PRESENT

Councillors Jo Day, Billy Drummond (sub), Sam Dibas, Nigel Foot (19.39), David Harman, Roger Hunneman, Ian Jee, David Marsh, Andy Moore (Chairperson) and Vaughan Miller.

IN ATTENDANCE

Kym Heasman, Committee Clerk

47. APOLOGIES

Councillors Phil Barnett (substitute Billy Drummond) and Graham Storey.
Absent: Councillor Tony Vickers

48. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Nigel Foot, David Marsh and Billy Drummond 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.

49. MINUTES

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor David Harman

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 4th August 2025, be approved, and signed by the Chairperson.

50. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

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

51. MEMBERS' QUESTIONS AND PETITIONS

Question Received from Councillor Martha Vickers and read by Chairperson:

"Could this Council enquire re the ownership of the passageway at the side of Boots leading to the Waterside and known as Canal Walk. This busy walking route is persistently full of litter."

The Chairperson responded with the following:

"It is believed that the passageway is of private ownership between the businesses that reside in that area but we will confirm this."

Supplementary question from Cllr Martha Vickers read by the Chairperson:

“When contact is established will the Town Council with the BID set up some discussions re environmental improvements to this area”.

The Chairperson responded with the following:

“Yes, we will try to arrange with the BID to approach the business about improving the area”.

52. SCHEDULE OF PLANNING APPLICATIONS

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

53. Proposed cycle direction signing and related improvements on LINKWAY 3

Councillor Ian Jee mentioned to the committee those similar proposals had already been carried out in Speen. It is not obvious if driving a car, but for cyclists it is an improvement and can be clearly seen by cyclists and pedestrians. Member of the committee endorse this proposal.

54. Proposed Speed Limit Changes.

Members commented on the following Speed Limit change proposals:

- SLR2401 - Oxford Road, Donnington www.westberks.gov.uk/oxford-road-30
- SLR2402 - B4009 Long Lane, Shaw www.westberks.gov.uk/b4009-long-lane-30
- SLR2403 - A339 Newtown Road, Greenham www.westberks.gov.uk/a339-newtown-road-40

Proposed: Councillor David Marsh

Seconded: Councillor Billy Drummond

Resolved: That members agree with the changed to the above list speed limit changes, especially the change of speed limit on the A339, which will be much safer for all users especially pedestrian walking this road to the schools.

Members also commented their disappointment is the time scale of 18months since the proposal to reduce the speed limit of the A339 to consultation.

55. Addition of Lay Member to Heritage Working Group

PROPOSED: Councillor Andy Moore

SECONDED: Councillor Nigel Foot

RESOLVED: To approve recommendation of Ms Lintin as a new Heritage Working Group member.

56. Kennet Centre Appeal Decision Update

Members of the committee noted the Planning Appeal Decision Notice from the Planning Inspector and were pleased with the outcome of the report.

Members of the committee thanked to the Officers Toby Miles-Mallowan and Kym Heasman, and the Councillors involved in the Planning Appeal inquiry. They Also praise to the other rule 6 party The Newbury society.

57. UPDATE FROM WESTERN AREA PLANNING

Members received update and agreed that a representative of the committee Councillor Roger Hunneman will attend the next scheduled WAP Meeting Wednesday 10th September 2025. To represent the Resolution of support submitted on the "Old Town" Application of the Kennet Centre with the additional observations since receiving the Planning Appeal decision on the Eagle Quarter application.

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

The forward work programme was received and noted by the committee with the addition and rearranging of the following items:

- All P & H Committee ToR's for consideration
- Update from NEWT Group at the meeting scheduled for Monday 29th September.
- Move the Faraday Road Football Ground Update back to Octobers scheduled meeting.

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 – RESOLUTIONS
MONDAY 1st SEPTEMBER 2025**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<u>25/01717/ADV</u>	Ridgeway Select Faraday Road Newbury RG14 2AD for Mrs Jane Grimble	Removal of existing signage and the display of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign and new illuminated entrance portal.
2	No objection	<u>25/01603/HOUSE</u>	46 Cromwell Road Newbury RG14 2HL for Miss Melissa Knight	Outbuilding to be built at the end of the back garden more than 1 meter away from boundary fences. Proposed finished external dimensions of the building to be under 5 meters x 7.4 meters x 3 meters (Length x Width x Height). Intend to use Structural Insulated Panels and Composite cladding. Roof to be flat, sloping towards the back with EPDM covering. Intended purpose of the building is to be used as a personal gym and games room. There will be electricity going to building, no water, waste or gas services. Timber base on concrete blocks has been started.
3	No objection	<u>25/01746/HOUSE</u>	7 Tudor Road Newbury RG14 7PU for Mr and Miss Hook and Staines	Proposed first floor front extension
4	Objection/comment: 1. Members do not agree with retrospective applications. 2. Members noted that highways have raised concerns around	<u>25/01787/FUL</u>	22 Hambridge Road Newbury RG14 5SE for Paul Harris	The demolition and erection of a replacement commercial building with associated change of use to Class B2, and retrospective permission for the extension and upgrade of commercial building,

	<p>parking and agree with these concerns.</p> <p>3. Noise pollution to Neighbouring properties especially with the removal of the hedge.</p> <p>4. Members would like to see a biodiversity net gain, not the removal of biodiversity – resulting in damage to wildlife.</p> <p>5. Hedge removal has been carried out withing the March-August Bird Nesting Period.</p>			including landscaping, and car parking arrangements (part retrospective)
5	Support	25/01511/FUL	Mencap Centre Enborne Gate Newbury RG14 6AT for West Berkshire Mencap	Use of land for the siting of a Shepherd's Hut for use for purposes ancillary to the Mencap Centre
6	<p>No change from comments previously submitted.</p> <p>No objection / comment: Subject to the Matter of guttering on property and the boundary ownership being reviewed.</p>	25/01550/HOUSE	91A Newtown Road Newbury RG14 7DD for Mr Priyens Patel	Single storey rear extension following conversion of garage into habitable room and demolition of an existing conservatory and side garage/store
7	No objection	25/01701/HOUSE	23 Henshaw Crescent Newbury RG14 6ES	Air Source Heat Pump installation
8	No objection	25/01776/ADV	1 Inches Yard Market Street Newbury RG14 5DP for Hart Street Properties	Three wall signs.
9.	<p>Object / comment:</p> <p>Members have concerns about the Privacy and overlooking to neighbouring property and possible reduction of light to the neighbouring property.</p>	25/01747/HOUSE	8B Enborne Grove Newbury RG14 6BJ for Mr Tim Barnett	Conversion of a bungalow to form a double storey house as well as alterations to existing driveway

10.	No objection	25/01843/HOUSE	42 Donnington Square Newbury RG14 1PP for Mr and Mrs Robertson	Garage Conversion and First Floor Ensuite
11.	No comment as Application had been approved.	25/01223/ADV	Waitrose Oxford Road Newbury RG14 1NB	Multiple proposed signage.
12.	No objection.	25/01775/HOUSE	2 Laburnum Grove Newbury RG14 1LF for Mr and Miss Bray Hartley	Two Storey Rear Extension