

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY, ON MONDAY 24 AUGUST 2026 AT 7.30PM.

PRESENT

Councillors Phil Barnett, Vera Barnett (Sub), Jo Day, David Harman, Roger Hunneman, Ian Jee, Vaughan Miller, Andy Moore (Chair) Graham Storey and Tony Vickers.

IN ATTENDANCE

Joanna Aylott (Civic Services Manager)

48. APOLOGIES

Apologies received from Cllrs Sam Dibas (Sub Vera Barnett), Nigel Foot and David Marsh.

49. DECLARATIONS OF INTEREST

The following non-pecuniary interests were declared in respect of business on the agenda:

- Councillor Jo Day declared that she had met with the applicant and architect, together with two other Ward Councillors, to discuss planning applications 26/01524/FUL and 26/01525/LBC. Councillor Day confirmed that no commitment had been given in respect of the applications.
- Councillor Vaughan Miller declared that he was a member of Newbury Community Football Group but reserved his right to speak and vote on application 26/01699/REG3.
- Councillor Phil Barnett declared that he was a member of Greenham Parish Council in relation to application 26/01632/RESMAJ.

General Dispensations

It was noted that Councillors Phil Barnett and Tony Vickers are also members of West Berkshire Council. A general dispensation has been granted permitting them to participate in discussions and vote on matters relating to the business of West Berkshire Council which would otherwise give rise to a registrable interest.

50. MINUTES

PROPOSED: Cllr Ian Jee

SECONDED: Cllr Phil Barnett

RESOLVED: That the minutes of the meeting of the Planning and Highways Committee held on Monday 3 August 2026 be approved and signed by the Chairperson, subject to the addition of apologies from Councillor Tony Vickers.

51. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

The Committee considered the following question from a member of the public:

"Will the Town Council please support the proposal that the disused plot on Newtown Road be made into a community nature reserve, to be run by volunteers for the benefit of wildlife, the environment, and to inspire Newbury residents by showing what they too can achieve with parts of their garden, yard, or balcony?"

Members noted the information provided in support of the proposal and discussed the question. Members agreed the following response:

“Thank you for your question and for the detailed information you have provided in support of your proposal to establish a community nature reserve on the disused site on Newtown Road.

Members recognise the potential environmental and community benefits that could arise from projects which support biodiversity, provide opportunities for wildlife and encourage local residents to engage with and improve their environment.

However, Members also noted that the site is owned by West Berkshire Council and that decisions regarding its future use ultimately rest with West Berkshire Council. The site has previously been identified for housing and Members recognised the ongoing need for additional housing within Newbury, including affordable and social housing.

Members also noted that there are a number of matters relating to the site which would need to be considered in determining its suitability for any alternative use, including its condition, potential contamination, access, public use, natural surveillance and the arrangements and resources required for its ongoing management.

The Town Council therefore wishes to remain neutral in relation to the site's future use, recognising that this is ultimately a matter for West Berkshire Council as the landowner and planning authority.”

52. MEMBERS' QUESTIONS AND PETITIONS

There were none received.

53. SCHEDULE OF PLANNING APPLICATIONS

RESOLVED: That the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

54. NUMBER 2 BUS ROUTE

The Committee received an update from West Berkshire Council in response to the Town Council's concerns regarding the changes to the Number 2 bus service.

West Berkshire Council advised that the changes had been made following consideration of service reliability and passenger demand. It reported that passenger data showed relatively low usage of the Monks Lane stops, excluding Newbury College, and noted that Tesco and Pigeons Farm continued to be served by the Number 8 service. West Berkshire Council acknowledged the concerns raised regarding the impact on some passengers and confirmed that the revised service would continue to be monitored.

RESOLVED: That the Town Council, through the Chief Executive Officer, continue to engage with West Berkshire Council regarding the Number 2 bus service, noting Members' continued concerns regarding gaps in service provision and the impact of the revised route on residents. The Town Council will review the position following consideration of the petition and further passenger and performance data. The Chief Executive Officer to bring a proposed response to the next meeting for Members' consideration.

55. SANDLEFORD PARK

An update was received from Cllr Roger Hunneman.

56. NDP STEERING GROUP

An update was received from Cllr Vaughan Miller.

57. WEST BERKSHIRE LOCAL PLAN

The Committee considered the current West Berkshire Local Plan Scoping Consultation and discussed whether the Town Council should submit comments.

PROPOSED: Cllr Andy Moore

SECONDED: Cllr Vaughan Miller

RESOLVED: That a Working Group including Cllrs Andy Moore, Graham Storey, Tony Vickers and Vaughan Miller be established to draft the Town Council's response to the West Berkshire Local Plan Scoping Consultation. That the Chief Executive Officer submit the final response to West Berkshire Council by 4 September 2026, in consultation with the Working Group.

58. UPDATE FROM WESTERN AREA PLANNING

An update was received from Cllr Phil Barnett.

Members were advised that an extended Western Area Planning Committee meeting was scheduled for 16 September 2026 and a further full-day meeting was scheduled for 21 October 2026. Members were also advised that further information was expected regarding forthcoming changes to planning application decision-making thresholds.

59. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS

RESOLVED: That the following items be added to the Forward Work Programme:

- West Berkshire Council Planning Decision-Making Thresholds
Officers to request an update from West Berkshire Council Planning regarding forthcoming changes to planning application decision-making thresholds and the implications for Newbury Town Council in its capacity as a statutory consultee. A representative from West Berkshire Council Planning to be invited to attend a future meeting to provide an update.
- Public Rights of Way Working Group
An update from the Public Rights of Way Working Group to be included on a future agenda, provisionally November 2026.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:07 HRS

CHAIRPERSON

Signature: _____ Date: _____

PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 24 AUGUST 2026

Running Order	Resolution	Application Number	Location and Applicant
1.	SUPPORT PROPOSED: Cllr Vaughan Miller SECONDED: Cllr Tony Vickers RESOLVED: To support this application. ASBTENTION: Cllr Phil Barnett	26/01632/RESMAJ	Land East of Newbury College Monks Lane Newbury for Places For People Developments Ltd
2.	NO OBJECTION	26/01617//HOUSE	Jalna London Road Newbury RG14 2BA for Ms Carol Napper
3.	NO OBJECTION	26/01568/FUL	Apollo House Newbury Business Park London Road Newbury RG14 2PZ for Ian Mortiboys
4.	NO OBJECTION	26/01638/ADV	Savernake Mercedes Benz 123 London Road Newbury RG14 2BX Mr James Webb
5.	SUPPORT PROPOSED: Cllr Vaughan Miller SECONDED: Cllr Ian Jee RESOLVED: To support this application, subject to consideration of the views of Natural England. ABSTENTIONS: Cllrs Tony Vickers, Phil Barnett and Graham Storey	26/01699/REG3	Faraday Road Football Ground Faraday Road Newbury RG14 2AD
6.	SUPPORT PROPOSED: Cllr Jo Day SECONDED: Cllr Andy Moore RESOLVED: To support this application. ABSTENTIONS: Cllrs Tony Vickers and Phil Barnett	26/01524/FUL & 26/01525/LBC	Micro Focus The Lawn 22 - 30 Old Bath Road Newbury RG14 1QN

7.	OBJECTION PROPOSED: Cllr Andy Moore SECONDED: Cllr David Harman RESOLVED: To object to this application on the basis it should come back as a full application, with concerns around the car club contribution and the arrangements for cycle parking.	26/01631/PACOU	28-29 Northbrook Street Newbury RG14 1DJ for Manders Properties Ltd
8.	NO OBJECTION	26/01676/HOUSE	25 Remembrance Road Newbury RG14 6AY for Mr & Mrs J Leonard
9.	NO OBJECTION	26/01687/FUL	22 - 24 Bartholomew Street Newbury for Emarek Ltd