

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 |

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| 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 |