

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 9<sup>th</sup> MARCH 2026 AT 7.30PM.**

**PRESENT**

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

**IN ATTENDANCE**

Toby Miles-Mallowan, CEO  
Lucia Reale, Trainee Corporate Support Officer

**132. APOLOGIES**

Apologies were **received** from Councillor Sam Dibas.

**Absent:** Councillor Tony Vickers

**133. DECLARATIONS OF INTEREST**

The Committee Clerk declared that Councillors Phil Barnett, Nigel Foot 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.

**134. MINUTES**

**PROPOSED:** Councillor Miller

**SECONDED:** Councillor Harman

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 9<sup>th</sup> March 2026, be **approved**, and signed by the Chairperson.

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

There were two questions **received** from members of the public.

*Question from Member of the Public: As the Preparation of a new Local Plan is commencing, and we have heard nothing recently on the Progress of the Newbury Neighbourhood Development Plan, please can we have some Published News on how the NOP is progressing and a Gantt Chart/ Process Map/Timeline of the Stages to come.*

Response:

Thank you for your question and for your continued active involvement in the plan-making process.

I can confirm that the Newbury Neighbourhood Development Plan (NDP) is ongoing. An update on its progress, including indicative timeframes and the stages ahead, will be presented to this Committee at the May meeting.

**136. MEMBERS' QUESTIONS AND PETITIONS**

There were none **received**.

**137. SCHEDULE OF PLANNING APPLICATIONS**

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

**139. UPDATE ON URC (UNITED REFORM CHURCH)**

A report from the CEO was **received**.

Councillor Miller **proposed** that the Heritage Working Group put together an Asset of Community Value document.

**Seconded:** Councillor Hunneman

**Resolved:** All in favour

**140. Nominations for inclusion on the Local Listing of Heritage Assets in West Berkshire**

It was **proposed** by Councillor Marsh that we support the existing nominations in the Newbury Town area.

**Seconded:** Councillor Hunneman

**Resolved:** All in favour

**Abstentions:** 1

**141. CALL FOR SITES**

The suggested sites were **reviewed**, and the following sites were **agreed** to be submitted in addition:

- Bond Riverside
- BT Tower and the Post Office next door
- The Quantel Building on Kiln Road
- Garage sites off Roebuts Close and the wooded area behind.

Officers will circulate the submission made to members of the committee.

**142. UPDATE FROM WESTERN AREA PLANNING**

An update was **received**.

**143. 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 20:55 HRS**

*CHAIRPERSON*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Planning and Highways Committee Meeting Schedule of  
Planning Applications to be considered.**

**Monday 13<sup>th</sup> April 2026**

| <b>Running Order</b> | <b>Ward</b>  | <b>Application Number</b>      | <b>Location and Applicant</b>   |
|----------------------|--|--------------------------------|---|
| 1.                   | No objection   | <a href="#">26/00381/FUL</a>   | Rocking Horse Nursery Racecourse Road Newbury RG14 7NY                                |
| 2.                   | Objection - Would like to see a full application<br>Comment: Certain aspects such as light, flood risks, access and lack of amenities are concerning<br>Proposed: Councillor Jee<br>Seconded: Councillor Day<br>All in favour barring one abstention | <a href="#">26/00531/PACOU</a> | Measurement House Newbury Business Park London Road Newbury RG14 2PZ for Mr H Schneck |
| 3.                   | No objection   | <a href="#">26/00528/HOUSE</a> | 6 Hedgeway Newbury RG14 2PB for Gaurav Suman  |
| 4.                   | No objection   | <a href="#">26/00259/ADV</a>   | 127 London Road Newbury RG14 2BX  |
| 5.                   | No objection   | <a href="#">26/00579/ADV</a>   | 1 Canal View Road Newbury RG14 5DW for Mr Mark Craft                                  |
| 6.                   | No objection   | <a href="#">26/00424/FUL</a>   | Unit 4 36 Queens Road Newbury RG14 7NE for Hillside Estates                           |
| 7.                   | No objection   | <a href="#">26/00520/HOUSE</a> | 55 Priory Road Newbury RG14 7QT for Mr & Mrs Graham                                   |
| 8.                   | No objection   | <a href="#">26/00625/HOUSE</a> | 4 Abbots Road Newbury RG14 7QW for Mr & Mrs Matt Norris                               |
| 9.                   | No objection   | <a href="#">26/00674/FUL</a>   | George Lillian Court Bone Lane Newbury RG14 5SH for Mr & Mrs Purton                   |

|     |  |  |  |
|-----|--|--|--|
| 10. | Already decided  | <a href="#">26/00447/PASOL</a>                               | West Berks Bowls Association Ltd Pyle Hill Newbury RG14 7SW                            |
| 11. | No objection   | <a href="#">26/00446/HOUSE</a>                               | 30 Donnington Square Newbury RG14 1PJ for Ms Jane Thorn                                |
| 12. | No objection   | <a href="#">26/00412/HOUSE</a>                               | 12 Castle Grove Newbury RG14 1PR for Mr & Mrs Reilly                                   |
| 13. | No objection   | <a href="#">26/00650/HOUSE</a>                               | 41 Wendan Road Newbury RG14 7AJ Mr & Mrs Deeshapland                                   |
| 14. | Objection - Overdevelopment<br>Proposed: Councillor Storey<br>Seconded: Councillor Hunneman<br>All in favour barring 2 abstentions | <a href="#">26/00563/HOUSE</a>                               | 5 Bruan Road Newbury RG14 7AU for Mr Umut Calkam                                       |
| 15. | No objection   | <a href="#">26/00423/HOUSE</a>                               | 34 Clifton Road Newbury RG14 5JT for Mr & Mrs M Hyde                                   |
| 16. | Objection – Needs a full application<br>Proposed: Councillor Moore<br>Seconded: Councillor Miller<br>All in favour                 | <a href="#">26/00516/PACOU</a>                               | 4 Boxshall Court Pound Street Newbury RG14 6BP for Mrs Annelies Rygole                 |
| 17. | No objection   | <a href="#">26/00591/HOUSE</a>                               | 138 Craven Road Newbury RG14 5NR for Mr & Mrs D Downie                                 |
| 18. | No objection   | <a href="#">26/00548/LBC</a><br><a href="#">26/00547/FUL</a> | Marsh Cottage Waldegrave Place Northbrook Street Newbury RG14 1DS for Mr Josh Stratton |
| 19. | No objection   | <a href="#">26/00632/HOUSE</a>                               | 3 Dolton Mews West Mills Newbury RG14 5HT for Mrs m Taylor                             |