

11th May 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 18th May 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: 840 8000 5949 Passcode: 415960



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 13th April 2026.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Chief Executive Officer by 2pm on Friday 15th May 2026.
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 15th May 2026.

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- 6. Schedule of Planning Applications (Appendix 2)**
To **comment** on the planning applications listed at the attached schedule.
- 7. Neighbourhood Development Plan Update**
To **receive** an update for the neighbourhood development plan.
- 8. Sandleford Park Update (Appendix 3)**
To **receive** an update on Sandleford Park.
- 9. Update from Western Area Planning**
To **receive** updates from Western Area Planning
- 10. Forward Work Programme for Planning & Highways Committee (Appendix 4)**
To **note** and to **agree** any other items that Members resolve to add to the Forward Work Programme.

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MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 13th APRIL 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 9th 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 13th April 2026

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

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

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

Monday 18th May 2026

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	26/00714/FUL	Europcar Group UK Ltd 8 Fleming Road Newbury RG14 2DE for Charles Lacey	The proposed development comprises the dismantling and removal of the existing cement sheeting roof covering, including associated fixings, and the installation of new trapezoidal profiled insulated composite roof panels. The new roof system will incorporate thermal insulation to meet current building performance standards, providing enhanced weatherproofing, structural performance and energy efficiency, with no alteration to the building's footprint, height or use.
2.	CLAY HILL	Reconsultation 25/01863/FULMAJ & 25/01864/LBC	Newbury Manor Hotel London Road Newbury RG14 2BY for SCP Newbury Manor Ltd	Proposed removal of modern hotel extensions to the listed building Newbury Manor; removal of Millwaters Cottage. Restoration of Newbury Manor and conversion to two semi-detached homes. Erection of 23 new dwellings including roadways, and turning areas (providing a total of 25 dwellings overall). Car and cycle parking; landscaping; energy enhancements; and biodiversity gains.
3.	CLAY HILL	26/00765/LBC	63 Shaw Road Newbury RG14 1HG for Mr Nick King	Works to be carried out: Existing slates to be removed including existing roof battens exposing rafters. New 25x50 roof battens to be installed against the joists to reduce the imperfections and bowing in the roof so the roof more flat once the slates are laid. New breathable membrane and treated roof battens to be installed so the underside is up to date with modern day standards New reclaimed slates (natural) like for like to be installed using copper fixings. New lead flashing around chimney and ridge line using like for like materials. Adequate ventilation - vent tiles and over fascia

				vents. Bonding gutters to be installed on adjoining party wall so the installation is the correct roof gauge.
4.	BORDER OF CLAY HILL (TO COMMENT)	26/00753/FUL	Tigers Day Nursery Henwick Court Turnpike Road Thatcham RG18 3QY for Mrs Alison Huntley	The siting of portacabins as an interim child care facility, for a maximum period of three years.
5.	CLAY HILL	26/00941/HOUSE	386 London Road Benham Hill Thatcham RG18 3AA for Mr & Mrs Reed	Rear extension and alterations
6.	EAST FIELDS	26/00740/HOUSE	3 Chesterfield Road Newbury RG14 7QB for Bee Design Ltd – David Lambert	Demolition of existing conservatory, erection of rear partial two story extension and vehicle gates.
7.	SPEENHAMLAND	26/00903/LBC	Flat 4 Castle House Old Bath Road Newbury RG14 1QL For Mr Grant Patience	Replacement of 3 sash windows
8.	SPEENHAMLAND	26/00527/HOUSE	16 Herewood Close Newbury RG14 1PY for Mrs Victoria Murphy	Retrospective application for a garage conversion undertaken in 2022.
9.	SPEENHAMLAND	26/00808/HOUSE	26 Oxford Road Newbury RG14 1PA for Mr & Mrs Burbridge	New Outbuilding, Single Storey Rear Extension and Replacement windows
10.	SPEENHAMLAND	26/00660/REG3	Northcroft Leisure Centre Northcroft Lane Newbury RG14 1RS for West Berkshire Council	The installation of Air Source Heat Pumps with a Louvred Aluminium Compound and associated plantroom on the existing site, with the goal to reduce carbon emissions and can contribute to the Council's Net Zero objectives.
11.	WASHCOMMON	Reconsultation 25/02890/FUL	Newbury House 237 and 235 Andover Road Newbury RG14 6NG for Kinston Road Partners Ltd	Demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 2No. dwellings, external alterations to Newbury House and associated landscaping. Resubmission of application 22/00086/FULD. Section 73 to vary condition 2 (approved plans) of previously approved application 22/01784/FULD
12.	WASHCOMMON	26/00823/HOUSE	111 Andover Road Newbury RG14 6JH for Mr Tim Nash	Single-storey rear and side extensions including installation of rooflights and solar panels; Hip-to-gable roof extension incorporating loft conversion with 3no rear dormers and 1no

				rooflight; Alterations to doors and windows; Formation of new vehicular access, driveway and parking; Associated boundary treatments and landscaping works; Internal alterations and reconfiguration.
13.	WASHCOMMON	26/00836/HOUSE	29B Essex Street Newbury RG14 6QR for Mrs Lisa Holmes	Loft conversion including installation of 1No pitched roof dormer to the side elevation and 5 No roof-lights, to form additional habitable space.
14.	WASHCOMMON	26/00888/HOUSE	23 Croft Road Newbury RG14 7AL for Mr F Koci	Demolition of existing car port and garage - addition of two storey side and single storey rear extensions.
15.	WASHCOMMON	26/00854/PIP	Land To The Rear Of 13 Woodside Newbury for Mr J Clarke	Erection of a minimum of 1 single storey dwelling and a maximum 1 single storey dwelling.
16.	WEST FIELDS	26/00701/HOUSE	28 Clifton Road Newbury RG14 5JT for Mrs Sally Henson	Two-storey rear extension, hip to gable loft conversion with dormer to rear of main dwelling, and replacement of existing outbuildings. Section 73 application to vary condition 3 (Materials) of planning permission 24/02175/HOUSE.
17.	WEST FIELDS	26/00723/LBC	154A Bartholomew Street Newbury RG14 5HB for Ms Man Yuet Leung	Damp proof the patio door.
18.	WEST FIELDS	26/00838/FUL	Freeman Court West Street Newbury RG14 1HN	Replacement windows
19.	WEST FIELDS	26/00890/HOUSE	26 Rectory Close Newbury RG14 6DD for Mrs Jill Owen	Ground floor single storey extension to the rear of the property
20.	WEST FIELDS	26/00799/ADV	81 - 82 Northbrook Street Newbury RG14 1AE for Mrs Paula Bill	Installation of new 1no internally illuminated (letters only) fascia sign & 1no internally illuminated (letters only) double sided projecting sign
21.	WEST FIELDS	26/00777/FUL	16 Bartholomew Street Newbury RG14 5LL for Martin	New timber pitched roof pergola with a glass roof to the rear of the building fixed to external wall.
22.	WEST FIELDS	26/00792/ADV	17 - 19 Northbrook Street Newbury RG14 1DJ for Mr Ben Train	Proposed new 1x internally applied Vinyl, 1x internally Applied vinyl (Store directory), 1x externally applied vinyl



Sandleford Developments – Update Report

1. Purpose of Report

To provide Members with an update on the current position of the proposed Sandleford developments, including:

- Sandleford East
- Sandleford West
- Recent Section 106 modification proposals
- Current engagement with developers and West Berkshire Council

2. Background

The Sandleford developments form one of the largest strategic housing allocations within the Newbury area and have been under consideration through the planning system for many years.

The allocation originates from the West Berkshire Core Strategy and wider Local Plan framework, with the sites intended to contribute significantly towards the District's housing delivery requirements.

It is important to note that:

- Newbury Town Council acts as a **statutory consultee** within the planning process
The wider Sandleford allocation is broadly divided into:
 - **Sandleford East (which sits primarily within Greenham Parish)**
 - **Sandleford West**

3. Sandleford East

3.1 Overview

Sandleford East is the larger of the two strategic development areas and is being promoted principally by:

- Bloor Homes
- The Sandleford Farm Partnership

The development forms the principal element of the strategic urban extension south of Newbury.

3.2 Planning Position

Outline planning permission was granted following appeal by the Secretary of State in May 2022.

The approved outline scheme includes:

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- Up to approximately **1,080 dwellings**
- Affordable housing provision
- A new primary school
- Community and local centre facilities
- Country park and open space infrastructure
- Walking and cycling infrastructure
- Highways and drainage works

Delivery is anticipated to take place over a lengthy phased period.

3.3 Current Position

The scheme remains within the detailed planning and technical approval stage, with Reserved Matters applications expected to come forward in phases.

Matters currently being progressed include:

- Highways infrastructure
- Drainage and flood mitigation
- Utilities provision
- Landscape and ecological mitigation
- Open space provision
- Detailed housing layout and design

The Council has previously participated in consultation meetings with developers in relation to the scheme. However:

No formal consultation meetings have taken place between the Council and the Sandleford East developers during the current municipal year.

3.4 Section 106 Modification Request

Members should note that during 2024 the developers submitted a request under Section 106A of the Town and Country Planning Act 1990 to modify elements of the Section 106 Unilateral Undertaking associated with the Outline Planning Permission.

This modification request (reference 24/00818/MDOPO2) principally related to:

- Removal of references to Extra Care Housing within the affordable housing provision
- Replacement with general affordable housing
- Administrative “tidying up” of provisions already superseded by planning conditions or Community Infrastructure Levy (CIL) arrangements

3.5 Affordable Housing Changes

The proposed modifications sought to remove the requirement for approximately 80 affordable extra care units due to:

- Difficulty securing a provider
- Lack of identified operator interest

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West Berkshire Council officers advised that:

- The approved Section 106 already included a “cascade mechanism” allowing conversion to general affordable housing if no provider could be secured
- The proposed amendment effectively brought this decision forward earlier in the development process

Officers also advised that:

- The amendment would maximise delivery of general affordable housing
- It would improve certainty regarding affordable housing distribution and clustering across the development

3.6 Country Park and Open Space

Members should also note that:

- Detailed Country Park proposals were approved during 2024 under Condition 24
- This included:
 - Design
 - Delivery arrangements
 - Management and maintenance proposals
 - Proposed transfer arrangements

The approved arrangements resulted in:

- Reinstatement of Country Park provisions within the revised Section 106 arrangements
- Increase in the proposed commuted maintenance sum payable to West Berkshire Council from approximately:
 - £250,000
 - to approximately £850,000

The Country Park remains a significant component of the wider development strategy and green infrastructure provision.

3.7 Developer Engagement

West Berkshire Council officers have indicated that:

- Considerable progress is being made on emerging detailed development proposals
- Further Reserved Matters and technical submissions are expected in coming months

The Council may therefore wish to consider future engagement arrangements as additional phases and detailed applications emerge.

4. Sandford West

4.1 Overview

Sandford West is a separate development proposal under different ownership arrangements and relates primarily to land around:

- Warren Road
- New Warren Farm

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4.2 Planning Position

The outline planning application progressing through the West Berkshire planning process includes:

- Up to approximately **360 dwellings**
- Affordable housing
- Public open space
- Play facilities
- Walking and cycling infrastructure
- Highway access improvements

The development remains subject to:

- Planning conditions
- Legal agreements
- Infrastructure and technical approvals

4.3 Key Issues

Key matters associated with the proposal include:

- Traffic generation
- Sustainable transport provision
- Surface water drainage
- Landscape impact
- Integration with surrounding development
- Infrastructure delivery

Delivery timescales remain uncertain pending completion of the relevant statutory and technical processes.

5. Infrastructure and Community Considerations

Members will be aware that developments of this scale generate significant local interest and concern.

Key issues raised through previous consultations and wider public discussion include:

- Traffic and highway capacity
- Healthcare provision
- Education capacity
- Public transport connectivity
- Flooding and drainage
- Environmental impact
- Pressure on local services
- Open space provision
- Long-term management of community infrastructure

These matters continue to form part of the ongoing planning and infrastructure discussions being managed through West Berkshire Council.

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6. Timescales and Delivery

At present:

There is no confirmed public commencement date for the wider Sandleford developments.

Large strategic developments of this nature typically progress over extended timescales and remain dependent upon:

- Reserved Matters approvals
- Infrastructure agreements
- Section 106 agreements
- Highways approvals
- Drainage approvals
- Utility provision
- Market conditions
- Phased developer delivery programmes

As such, while strategic permissions and allocations are established, actual delivery is expected to occur incrementally over many years.

7. Role of Newbury Town Council

Newbury Town Council's role remains:

- Statutory consultee
- Community representative body
- Stakeholder in consultation exercises

The Council does not determine planning applications but may:

- Submit comments and observations
- Raise local concerns
- Advocate for infrastructure and mitigation measures
- Participate in developer discussions where invited

8. Conclusion

The Sandleford East and West developments remain major long-term strategic housing projects for the Newbury area.

While outline permissions and strategic allocations are now established, substantial work remains outstanding in relation to:

- Detailed planning approvals
- Infrastructure coordination
- Community facilities
- Drainage and highways
- Delivery and phasing arrangements

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Recent Section 106 modification discussions relating to affordable housing and Country Park arrangements demonstrate that the schemes continue to evolve as the detailed delivery process progresses.

The Council will continue to monitor the position and engage with West Berkshire Council and developers where appropriate.

9. Recommendation

Members are asked to:

NOTE the contents of the report and the current position regarding the Sandleford East and Sandleford West developments.

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Forward Work Programme for Planning and Highways Committee: 18th May 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	
16 June 25	- Rule 6 Update
7 th July 25	- Newbury Town Design Statement review -
4 th August 25	- Prow Working Group
1 st September 25	- Eagle Quarter update - HWG Lay member
29 th September	- NDP Update. - NEWT Group Update. - Welcome to Newbury Signs
27 th October	- Welcome to Newbury Signs - Review of P&H projects
24 th November	- Review of KPI's for Planning and Highways Committee - Send Budget and Strategy proposals to RFO - Review of P & H Committee Working Groups. - Review of Terms of Reference
22 nd December	
12 th January	
February 2026	- London Road – Presentation form WBC (TBC)
March 2026	- Review of Terms of Reference

April 2026	- URC Update
May 2026	- NDP Update - Sandford Park Update
June 2026	- Pedestrianisation Presentation from WBC - Approval of ToR's and membership of Working Groups - Road Works Review Portal demonstration