

6th January 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 12th January 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/s/86379150477?pwd=KQqQkd3tGR4fF5wLY8F0ZArOMZRKII.1#success>
Meeting ID: 860 4331 2802 Passcode: 864229



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 22nd December 2025.

4. Questions and Petitions from Members of the Public

Questions, in writing, must be with the Chief Executive Officer by 2pm on Friday 9th January 2026.

5. Members' Questions and Petitions

Questions, in writing, must be with the Committee Clerk by 2pm on Friday 9th January 2026.

Town Hall, Market Place, Newbury, RG14 5AA

6. Schedule of Planning Applications (Appendix 2)

To **comment** on the planning applications listed at the attached schedule.

7. Update from Western Area Planning

To **receive** updates from Western Area Planning

8. 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.

NEWBURY TOWN COUNCIL

PLANNING & HIGHWAYS

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 22nd DECEMBER 2025 AT 7.30PM.**

PRESENT

Councillors Phil Barnett, Vera Barnett (sub), Billy Drumond (sub), David Harman, Roger Hunneman, Ian Jee, David Marsh, and Tony Vickers.

IN ATTENDANCE

Kym Heasman, Committee Clerk
Lucia Reale, Trainee Corporate Support Officer

93. APOLOGIES

Councillors, Jo Day, Sam Dibas, Andy Moore, Vaughan Miller, and Graham Storey
Absent: Councillor Nigel Foot.

94. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Phil Barnett, Billy Drummond, David Marsh and Tony Vickers 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.

Councillor Billy Drummond declared a prejudicial interest in Agenda Item 6, Appendix 2, Application no. 10 (Ref 25/02609/RESMAJ). and took no part in the debate or vote at that time.

95. MINUTES

PROPOSED: Councillor Billy Drummond

SECONDED: Councillor Phil Barnett

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 24th November 2025, be approved, and signed by the Chairperson.

96. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

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

97. MEMBERS' QUESTIONS AND PETITIONS

There were no questions from members of the committee.

98. SCHEDULE OF PLANNING APPLICATIONS

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

during the consideration of application 10 at appendix 1 of these minutes Councillor Billy Drummond left the council chamber and returned after the vote had been carried out.

99. KPI'S FOR PLANNING & HIGHWAYS COMMITTEE

Item deferred to the next meeting scheduled for 12th January 2026

100. PROTECTING HERITAGE ASSETS IN NEWBURY PAPER.

PROPOSED: Councillor David Harman

SECONDED: Councillor Billy Drummond

RESOLVED: to recommend the heritage asset to full council for adoption.

101. PROCEDURE FOR SUPPORTING THE USE OF SECTION 215 NOTICES REVIEW

Members of the committee reviewed appendix 4 to agenda item 10, with the view that the proposed document covering the intended purpose but noted that there were some spelling errors that needed correcting.

102. UPDATE FROM WESTERN AREA PLANNING (WAP)

Councillor Phil Barnett gave an update, that there had not been a meeting of the Western Area Planning Committee for 2 months and were not sure when the next meeting was scheduled for.

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

The forward work programme was received and noted by the committee, with the KPI's to be added and received at the next schedule meeting.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20:48 HRS

CHAIRPERSON

Signature: _____ Date: _____

PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS
MONDAY 22nd December 2025

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	<u>25/02685/HOUSE</u>	66 Turnpike Road Newbury RG14 2NF for Mr Marcus Tu	Proposed single storey rear extension and front porch extension.
2	No objection	<u>25/02612/HOUSE</u>	21 Fieldridge Newbury Berkshire RG14 2QD for Mr Walton & Miss Hollins	Single storey lean-to-side extension with internal alterations and removal of chimney stack.
3	No objection	<u>25/02755/LBC</u>	43 Shaw Road Newbury RG14 1HG for Mrs Celina Hands	Replacement of rear upper floor bedroom and bathroom windows with PVCU double glazed units. The current windows are not original to the building.
4*	Members felt that application should be submitted as a full application.	<u>25/02757/PACOU</u>	Measurement House Newbury Business Park London Road Newbury RG14 2PZ for Mr H Schneck	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to form 35 apartments.
5	No objection	<u>25/02712/FUL</u>	Bramble Court Queens Road Newbury RG14 7FP for Mr Sam Hilsum	Replacement of windows and doors
6	No objection	<u>25/02766/HOUSE</u>	1 Bell Holt Newbury RG14 6TH for Chandra and Venkata Naga Narala Mandali	Demolition of existing conservatory, proposed single storey rear extension, proposed first floor side extension and new obscure-glazed ground-floor window on the side elevation.
7	No objection	<u>25/02586/HOUSE</u>	10 Bartlemy Close Newbury RG14 6LE for Mr and Mrs Osnat	Single storey rear and side extension

8*	Objection / Comment: 1. Over development of site. 2. Suds. 3. Uncertainty and lack of clarity of boundary lines for the development.	25/02643/HOUSE	11 Bunkers Hill Newbury RG14 6TF for Mr & Mrs P Parks	Demolition of existing garage and conservatory. Erection of two storey side and single storey rear extensions and raise of roof over existing single storey side element. Addition of extended dropped kerb and x1 parking space.
9.	No objection	25/02836/HOUSE	9 Enborne Gate Newbury RG14 6AZ for Mr and Mrs de Quidt	Timber Orangery and replacement door and 2 windows
10.*	No objection / comment: Members felt that the security fence should be soften with some different boundary treatment.	25/02609/RESMAJ	Land East Of Newbury College Monks Lane Newbury	Reserved matters of appearance, layout and scale applicable to Phase 3 identified on the approved phasing plan (drawing no. 50873 P1-11) of approved application 22/02754/OUTMAJhttp
11.	No objection	25/02339/FUL	Fitzgerald Court Pembroke Road Newbury RG14 1BW for Habinteg Housing Association Ltd	Replacement of existing timber windows and doors with wood effect uPVC windows and doors with matching profiles
12.	No objection	25/02326/ADV	New Look 66 - 67 Parkway Shopping Centre Newbury RG14 1AY for Mr Anthony Dobbie	Proposed signage: 4x external, W-3,7 m, H-1,7 m non-illuminated vinyl signage, 4x vinyl logos, W-0,8 m, 1x Linear internally illuminated Sports Direct sign and 1x Re-use bus sign with new vinyl SD stacked logo on both sides of glass.
13.	No objection	25/02636/HOUSE	6 Salcombe Road Newbury RG14 6ED for Mr Simeon Kempshall	Single storey rear extension and Loft conversion with 2no. front rooflights.
14.	No objection	25/02680/ADV	Georgian House 67 - 71 London Road Newbury RG14 1JN for Mr Stewart	Sign directing clients to car park. Signs showing designated car parking spaces. Signs with name of applicant (Horsey Lightly Solicitors). Signs offering directions to reception. Etching on glass door.

15.	No objection	<u>25/02747/PASSHE</u>	22 Gloucester Road Newbury RG14 5JP for Mr and Mrs Kingston	Application to determine if prior approval is required for a proposed: Single storey rear infill extension. Dimensions 3.920m beyond rear wall, 2.916m height, 2.695m eaves height
16.	No objection	<u>25/02840/LBC</u>	102A And 103 Bartholomew Street Newbury RG14 5DY for James Byng	Maintenance work to existing front elevation of roof to 102a-103 Bartholomew Street, stripping off failing clay tiles and battens. To replace with a membrane felt, new battens and handmade clay roofing tiles, nibbed and clout nail fixed. Replace gutters and down pipes with new cast iron fittings.

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

Monday 12th January 2026

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	<u>25/02869/FUL</u>	Unit 8 Turnpike Industrial Estate Turnpike Road Newbury RG14 2LR for Nathan Stacey	Full planning permission for the change of use of the existing industrial building to Use Class E (d)
2.	CLAY HILL	<u>25/01669/FUL</u> (Amended)	Hambridge Farm Hambridge Road Newbury RG14 2QG	Conversion of buildings to form 3 residential dwellings and associated works. (Reconsideration of application reference 24/02422/FUL following the High Court Consent Order dated 9th July 2025).
3.	EAST FIELDS	<u>25/02946/HOUSE</u>	21 Courtlands Road Newbury RG14 7LA for Mr & Mrs Biddlecombe	Proposed single storey rear extension with associated alterations
4.	WEST FIELDS	<u>25/02861/FUL</u>	11 - 13 Market Place Newbury RG14 5AA for Mr D Wilson	Full planning permission for the change of use of the existing industrial building to Fitness and wellness facility (Sui Generis)
5.	WEST FIELDS	<u>25/02701/HOUSE</u>	23 Russell Road Newbury RG14 5JX for Alistair Bounds	Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.

Newbury Town CouncilForward Work Programme for Planning and Highways Committee: 27th October 2025**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	London Road – Presentation form WBC (TBC)