

22nd September 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 28th September 2026 at 7:30 pm.**

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/88501682100?pwd=bhl6lZW39x2qbYYd3NxJ4iK7oQwQZ3.1>

Meeting ID: 885 0168 2100 Passcode: 753880



Kym Heasman
Committees Clerk

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)**
3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 24th August 2026.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 25th September 2026.
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 25th September 2026.

Town Hall, Market Place, Newbury, RG14 5AA

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we can all be proud of.

6. Schedule of Planning Applications (Appendix 2)

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

7. Update from The Western Area Planning Committee

To receive an update on any relevant business from the Western Area Planning Committee.

8. Forward Work Programme for Planning & Highways Committee (Appendix 3)

To note and to agree any other items that Members resolve to add to the Forward Work Programme.

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

PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 28TH SEPTEMBER 2026.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	ADJACENT PARISH	26/01803/FUL & 26/01804/LBC	Donnington Priory Oxford Road Donnington Newbury RG14 2JE	Installation of an external back-up power generator with timber enclosure, relocation of existing cycle stand.
2.	CLAY HILL	26/01602/FUL	Newbury Business Park London Road Newbury RG14 2PZ for Mrs Kayleigh Williams	Change of use from an approved Sui Generis vehicle rental premises to a mixed Sui Generis vehicle rental and vehicle sales premises.
3.	CLAY HILL	26/01708/FUL	Unit 1 Fleming Road Newbury RG14 2DE for Ashford Retail Services	Retrospective: Erection of 17 metres of 2 metre high palisade steel safety fence to prevent the public walking across the forecourt of the unit. The fencing does not prevent line of sight across the forecourt and is similar to safety fencing already erected on the neighbour sites.
4.	CLAY HILL	26/01810/ADV	Savernake Mercedes Benz 123 London Road Newbury RG14 2BX for Umdasch Storemakers Limited	Advertising display 1off pylon sign 2off fascia signs 1off welcome sign
5.	CLAY HILL	26/01782/ADV	3 Regnum Drive Shaw Newbury RG14 2HF for Mr Ben Train	Application for Consent to Display an Advertisement(s): Proposed new 1 x internally illuminated Box fascia, 2 x Dibond, 3 x Vinyls
6.	CLAY HILL	26/01767/LBC	61 Shaw Road Newbury RG14 1HG for Ms Margaret Pearce	Refurbishment of sliding sash windows at the front of the house. Small cellar window to the front of house. Opening up the skylight window above the front door. Repair existing box frames and fit new cills like for like. Replace sashes like for like exactly the same. Reglaze with heritage glass and putty.
7.	CLAY HILL	26/01774/FULMAJ	Quantel Ltd 31 Turnpike Road Newbury RG14 2NX	Full planning application for the demolition of the existing buildings and the erection of nine employment units within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary offices in Use Class E(g)(i), together

				with the formation of a new vehicular access from Turnpike Road; provision of internal estate roads, car and cycle parking and service yards; landscaping, ecological mitigation and boundary treatments; acoustic screening; drainage; rooftop photovoltaic panels; and other associated works.
8.	CLAY HILL	26/01833/DEMO	Electricity Sub Station 31 Turnpike Road Newbury for CAM (Newbury) Limited	Application to determine if prior approval is required for a proposed: The existing vacant office and warehouse complex at 31 Turnpike Road, including office accommodation arranged over up to three storeys, single-storey warehouse, production and loading areas, plant rooms, double garage block, storage sheds and other ancillary structures. The buildings will be demolished to slab level, with the existing ground slabs and below-slab foundations retained.
9.	CLAY HILL	26/01967/HOUSE	1 The Firs Newbury RG14 2DG for Mr Amit Nagia	Proposed Single storey rear extension with a garage conversion.
10.	EAST FIELDS	26/01772/HOUSE	22 Abbots Road Newbury RG14 7QW for Mr and Mrs Aaron Radford	Proposed two storey side and part rear extension, single storey rear extension, revised fenestration, front door position and parking. Demolition of existing attached garage and side roof canopy.
11.	EAST FIELDS	26/01753/HOUSE	10 Stanley Road Newbury RG14 7PB for Niamh Greene and Luke Dardis	Single story wrap around extension, installation of a first-floor window and associated internal alterations.
12.	SPEENHAMLAND	26/01716/FUL	Micro Focus The Lawn 22 - 30 Old Bath Road Newbury RG14 1QN for Mr Nick Watkins	Planning Application for the creation of hardstanding for reconfiguration of parking to support ongoing Class E use of 'The Lawn'.
13.	SPEENHAMLAND	26/01933/FUL	Land Adjacent 40 Donnington Square Newbury for Calco Construction Limited	Erection of pair of semi-detached houses and associated works
14.	WASH COMMON	26/01756/FUL	235 Andover Road Newbury RG14 6NG for Bespoke SBS Limited	Construction of 2 x 4 bed detached dwellings with onsite parking. Application is an adaptation of previous approved application 22/01784/FUL
15.	WASH COMMON	26/01944/HOUSE	Wentworth Garden Close Lane Newbury RG14 6PP for Mr and Mrs Yorston	Proposed single storey rear extension to dwelling
16.	WASH COMMON	26/01762/HOUSE	Oakhaven Kendrick Road Newbury RG14 6PW for Mr and Mrs Soulbey	Replacement detached study. S73 Application to vary condition 2 (Approved Plans) of approved Reference Number: 25/02300/HOUSE

17.	WASH COMMON	26/01635/PACOU	Enborne Court Enborne Gate Newbury RG14 6AL for Mr Brian Eighteen	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Change of use of the existing building to a single, three bedroom dwellinghouse
18.	WEST FIELDS	26/01629/LBC	Trewen 10 West Mills Newbury RG14 5HG Ms Amanda Evans	Retention of unauthorised works: hole made in kitchen wall to outside for cable to exist the building (completed), trench dug across garden to site of charger, erection of charger on shed.
19.	WEST FIELDS	26/01790/FULMAJ	Land To The Rear Of 1 - 15 The Broadway Newbury for Newbarry LLP	The Erection of 28 Residential Dwellings, Ancillary Car Parking, Public Realm Spaces and Landscaping Features.
20.	WEST FIELDS	26/01821/FUL	10 Weavers Walk Northbrook Street Newbury RG14 1AL for Mr Max Goggin	Change of use of existing Class E commercial premises to a tattoo studio (Sui Generis use). No external alterations proposed.
21.	WEST FIELDS	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	Development of seven new single storey bungalows with associated landscaping and parking.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 3rd August 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
2026/27	
May 2026	- NDP Update - Sandleford Park Update
June 2026	- Approval of ToR's and membership of Working Groups - Road Works Review Portal demonstration
July 2026	- Pedestrianisation Presentation from WBC - Number 2 Bus Service to Wash Common update - ACV update United Reform Church - ACV update Faraday Road Football Ground - NDP progress report
August 2026	- NDP Progress Report - Newbury Town Centre Master Plan Update - Sandleford Park East Update - Update on number 2 bus route
September 2026	-
October 2026	- Review budget for 2027/28 - Presentation Thames Water - Presentation from West Berks on the Pedestrianisation of Northbrook Street - King Road Parking Update - Presentation West Berkshire Council Highways
November 2026	-
December 2026	-
January 2027	-
February 2027	-
March 2027	-

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
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MONDAY 24 AUGUST 2026

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