

**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> February 2026 AT 7.30PM.**

**PRESENT**

Councillors Phil Barnett, Jo Day, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Andy Moore (chair) and Graham Storey.

**IN ATTENDANCE**

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

**112. APOLOGIES**

Councillor Sam Dibas, Vaughan Miller and Tony Vickers.

**113. 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.

**114. MINUTES**

**PROPOSED:** Councillor Ian Jee

**SECONDED:** Councillor Roger Hunneman

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 12<sup>th</sup> January 2026, be approved, and signed by the Chairperson.

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

There were six questions received from 2 members of the public.

**1.PA 25/02139/REG3 - PLASTIC 3G PITCH AT FARADAY ROAD FOOTBALL CLUB**

We are on our 3<sup>rd</sup> Consultation with this Application and NTC have only had the opportunity to respond to the first one, so please can you consider responding on all new Documents Added since your initial response, as there still missing information in the Drainage Strategy in relation to the Mitigation of Migration of the Intentionally Added Microplastics which are in the Infill Crumb, AND Discharge into the SSSI River Kennet?

*Newbury Town Council is a statutory consultee. The determining authority is West Berkshire Council (WBC).*

*The Town Council did receive formal notification of this application and submitted its response on 27 October 2025, resolving not to object, subject to conditions including:*

- *Full and satisfactory details of Sustainable Drainage Systems (SuDS); and*
- *Robust mitigation to prevent plastic and microplastic migration, particularly given the proximity of the SSSI River Kennet.*

*Following that response, additional documents were submitted. The Town Council was not formally reconsulted prior to this meeting. As a statutory consultee, the Committee relies on WBC to notify it where additional submissions are considered material and require further comment.*

*The application is now being reviewed under a councillor's motion. The Committee will therefore consider whether the newly submitted drainage information and mitigation proposals sufficiently address concerns regarding microplastic containment and discharge pathways before confirming its position.*

### **2.PA 25/02139/REG 3 - PLASTIC 3G PITCH AT FARADAY ROAD FOOTBALL CLUB**

There are still at least 3 Key Documents missing from the Portal which are demanded by the WBC Planning Documents VALIDATION CHECKLIST (Jan 2025) so please can NTC P&H Cttee establish FOR US how Commenting on the Following Documents will be achieved:

[https://www.westberks.gov.uk/media/35216/Local-List-of-Documents/pdf/WBC\\_Local\\_List\\_January\\_2025.pdf?m=1736849866163](https://www.westberks.gov.uk/media/35216/Local-List-of-Documents/pdf/WBC_Local_List_January_2025.pdf?m=1736849866163)

- The **Scheme Viability Assessment - no.34** - (also known as a Financial Viability Assessment) or colloquially a Business Case
- **Land Contamination Assessment - no. 23** - as the site is within 250m of a Registered Contaminated Land Site (an Old Landfill) and there are past studies that indicate the Landfill is Leaching along the Northern edge of the Site and into the infamous Northbrook
- **Statement of Community Involvement - no. 35** of the Validation Checklist and it is my understanding that Manifesto Pledges and small specialist Football Groups does not fully cover the interests of Local Clayhill Ward residents.

*The Committee notes the concerns raised regarding documents referenced in the WBC Local Validation Checklist, including:*

- *A Scheme Viability Assessment (Financial Viability Assessment);*
- *A Land Contamination Assessment;*
- *A Statement of Community Involvement.*

*It is for WBC, as Local Planning Authority, to determine whether an application is valid at registration stage and whether specific supporting documents are required in this case. Validation and completeness checks are not functions of the Town Council.*

*However, where material planning considerations such as contamination risk, financial deliverability (where relevant to policy compliance), or community engagement are not sufficiently evidenced, the Committee may comment on those matters in its consultee response.*

### **3. PA 25/02139/REG3 - PLASTIC 3G PITCH AT FARADAY ROAD FOOTBALL GROUND**

In the absence of the **Scheme Viability Assessment** there was an outstanding action on WBC to identify the SOURCES OF FINANCING for the £1.25m Investment and it is unclear whether this Newbury Pitch has been included in the recently announced 991 Schemes funded by the Government's GRASSROOTS FOOTBALL FUNDING SCHEME 2026, so does your representative on the Newbury Community Football Group (NCFG) have an update on this please?

<https://www.gov.uk/government/news/new-and-upgraded-grassroots-sport-facilities-to-get-the-uk-active>

*Questions regarding the £1.25m investment and any inclusion within the Government's Grassroots Football Funding Scheme relate to project financing.*

*Financial structuring and funding sources are not ordinarily determinative planning considerations unless directly linked to policy requirements. The Town Council does not control funding arrangements and does not have a decision-making role within the Newbury Community Football Group.*

*If material to planning policy compliance, it would be for WBC to request or publish relevant viability or funding evidence.*

### **4. PA 26/00042/FULMAJ - 3 STOREY CARE HOME (class c2) ON FORMER CLASS E land**

We are currently on Flood Alert along this reach of the River, and this plot is subject to unattenuated Surface & Ground Water Drainage into the River Lambourn, with its Southern Border as Riparian Owner into the middle of the River, therefore is this Committee aware of the **new Piece of WBC LLFA work**, for which I have campaigned for 4 years, and **to which THIS SITE Must Be Linked?**

*This application is being considered at this meeting.*

*Flood risk and drainage are material planning considerations. The Committee is aware that the site lies in proximity to the River Lambourn and that surface and groundwater drainage issues have been raised locally.*

*The Ardent Clayhill Flood Alleviation Study (June 2025) is noted. While the Town Council is not the Lead Local Flood Authority, it recognises that flood modelling, attenuation requirements, and LLFA advice will be central to WBC's assessment.*

*In considering this application, the Committee will review:*

- *The submitted Flood Risk Assessment;*
- *Surface water and groundwater drainage proposals;*
- *Lead Local Flood Authority consultation responses; and*
- *The implications of a change to a more vulnerable use (Class C2) in flood risk terms.*

*Any representations made by the Committee will reflect those material considerations.*

Questions from the second member of the public:

**Question 1:**

Could the Council please clarify why planning application 25/02139/REG3 (Faraday Road Football Ground 3G pitch) has not been scheduled for consideration at this evening's meeting, and why it was not included in the committee agenda for the meeting held on 12 January 2026? This is particularly relevant given that the applicant has submitted over ten new documents resulting in Statutory Consultees being reconsulted, and the public consultation deadline being extended to 5 February 2026.

**Question 2:** The revised Design and Access Statement has an additional section Ref 3.2.3, stating: *There are existing changing facilities and toilets onsite which will be used as part of the new development,*

This inclusion constitutes a **material planning consideration** with significant implications for the site's layout and operational impact. Could the Council confirm when this application will be brought before the Committee to ensure that all newly submitted evidence and subsequent public representations are fully considered?

***Planning Application 25/02139/REG3 – Faraday Road Football Ground (3G Pitch)***

*I intend to respond to your 2 questions in one statement.*

*Newbury Town Council wishes to clarify its position regarding this application.*

*The Town Council is a statutory consultee, not the Local Planning Authority. West Berkshire Council is responsible for determining the application and managing the consultation process.*

*Newbury Town Council did receive formal notification of this application and considered it in accordance with its procedures. A response was submitted on 27*

*October 2025, in which the Council resolved not to object, subject to clear conditions. These included the provision of satisfactory Sustainable Drainage Systems and robust measures to prevent plastic and microplastic contamination entering the River Kennet.*

*Following that response, additional documents were submitted by the applicant. However, the Town Council was not formally reconsulted in relation to those additional submissions.*

*As a statutory consultee, the Town Council relies on the Local Planning Authority to notify it where further consultation is required, particularly where additional information may be material to the planning balance. Without such formal notification, there is no procedural trigger for the application to be returned to the Town Council agenda.*

*The Council considers that, where significant new documentation is submitted and consultation deadlines are extended, it is good practice for statutory consultees to be clearly informed so they may review whether their original comments remain appropriate.*

*This evening, the matter is being reviewed following a councillor's motion, and the Town Council will consider its position transparently and in accordance with its governance procedures.*

*In summary, the Town Council did respond when formally consulted, and any reconsideration now arises through this motion rather than through a subsequent formal consultation process.*

## **116. MEMBERS' QUESTIONS AND PETITIONS**

There was one question received from Councillor David Marsh.

We considered the 3G Pitch at Faraday Road at P&H on 27 October 2025 and had no objection, subject to a reassurance (not yet forthcoming so far as I am aware) about potential microplastic contamination of the adjacent River Kennet.

Since then, far more information about the application, some three dozen new documents, many in January, have appeared on the portal and I am a bit concerned that when we considered it, we did not have much information.

Given its importance, is there a way we could have another look at this? I understand other statutory consultees have received further requests for responses, precisely because so much more information has come to light? It seems odd that the town council should not have had the chance to look in more detail at such a significant proposal?

**Proposed:** Cllr David Marsh

**Seconded:** Cllr Roger Hunneman

**Abstentions:** 2

**Resolved** to review PA 25/02139 at the next Planning and Highways Committee (9<sup>th</sup> March 2026)

**117. SCHEDULE OF PLANNING APPLICATIONS**

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

**118. CONSULTATION – PROPOSED DEVELOPMENT OF A RESOURCE BASE AT VICTORIA PARK NURSERY SCHOOL NEWBURY.**

**Agreed** for VPPSC to review the consultation.

**119. ROAD WORKS PORTAL DEMONSTRATION**

Postponed due to lack of time.

**120. DRAFT PLANNING ENFORCEMENT PLAN – WEST BERKSHIRE COUNCIL**

**Proposed:** Cllr Andy Moore

**Seconded:** Cllr David Harman

**Resolved** for officers to send in feedback from Planning and Highways Committee based on the document circulated by the Chairman.

**121. UPDATE FROM WESTERN AREA PLANNING (WAP)**

Councillor Phil Barnett gave an update, that the next Western Area Planning Committee (18 February) has two applications in the Newbury Town area.

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

The forward work programme was received and noted by the committee.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:03 HRS**

**CHAIRPERSON**

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

