

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 18TH MAY 2026 AT 7.30PM.

PRESENT

Councillors Phil Barnett, Vera Barnett (Sub), Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh and Andy Moore (Chair).

IN ATTENDANCE

Joanna Aylott (Civic Services Manager)

1. APOLOGIES

Apologies received from Cllrs Graham Storey and Vaughan Miller (Sub Vera Barnett).

2. DECLARATIONS OF INTEREST

It was 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.

3. MINUTES

Proposed: Cllr Roger Hunneman

Seconded: Cllr Ian Jee

Resolved: The minutes of the meeting of the Planning & Highways Committee held on Monday 13th April 2026 were approved as a correct record and signed by the Chair.

4. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

None received.

5. MEMBERS' QUESTIONS AND PETITIONS

Question from Cllr Meg Thomas

"Please could the Town Council contact West Berkshire Council to ascertain the time scale for the introduction of the evening and weekend number 2 service to Wash Common? Residents are very hopeful and have been told that this will be in place by the end of the summer."

The Chair confirmed that the Council would contact West Berkshire Council to seek an update.

Cllr Phil Barnett asked whether there had been any follow-up to a previous question regarding displaced parking at Kings Road West. It was noted that this item would be added to the Forward Work Programme.

6. SCHEDULE OF PLANNING APPLICATIONS

Resolved that the observations set out in Appendix 1 to these minutes be submitted to the Local Planning Authority.

7. NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE

Resolved that consideration of the matter be deferred to a future meeting and added to the Forward Work Programme. Members expressed concern regarding the lack of progress.

8. SANDLEFORD PARK UPDATE

Members received and noted the report regarding the current position of the Sandleford East and Sandleford West developments, including recent Section 106 modification proposals, infrastructure matters, and ongoing engagement with developers and West Berkshire Council.

Cllr Roger Hunneman provided a further update and expressed concern regarding the proposed loss of the Extra Care Housing provision within the affordable housing element. Cllr Hunneman also requested consideration of “pepper-potting” affordable housing throughout the development rather than clustering provision in specific locations.

It was requested that clarification be sought regarding any forthcoming meetings with the developers and further engagement opportunities relating to the emerging Reserved Matters applications.

Proposed: Cllr Andy Moore

Seconded: Cllr Roger Hunneman

Resolved: To note the observations made by Members and request continued engagement with developers and relevant planning authorities as the schemes progress.

9. UPDATE FROM WESTERN AREA PLANNING

An update was received. It was noted that the Market Working Group has raised concerns around the Old Town development and its potential impact on the Charter Market.

10. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS

Resolved to add the following to the Forward Work Programme:

- Neighbourhood Development Plan update.
- Heritage Working Group ‘Asset of Community Value’ nomination for the United Reformed Church.
- Follow-up regarding displaced parking at Kings Road West.
- Further Sandleford Park update from the CEO.
- Request for updates from Thames Water and/or West Berkshire Council regarding long-term road closures within the parish and improved communication arrangements.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:15 HRS.

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 18TH MAY 2026**

Running Order	Resolution	Application Number	Location and Applicant
1.	No objection	26/00714/FUL	Europcar Group UK Ltd 8 Fleming Road Newbury RG14 2DE for Charles Lacey
2.	Objection – on the grounds that insufficient changes have been made to the submission. Proposed: Cllr Sam Dibas Seconded: Cllr Ian Jee (3 abstentions)	Reconsultation 25/01863/FULMAJ & 25/01864/LBC	Newbury Manor Hotel London Road Newbury RG14 2BY for SCP Newbury Manor Ltd
3.	No objection	26/00765/LBC	63 Shaw Road Newbury RG14 1HG for Mr Nick King
4.	Support Proposed: Cllr David Harman Seconded: Cllr Ian Jee	26/00753/FUL	Tigers Day Nursery Henwick Court Turnpike Road Thatcham RG18 3QY for Mrs Alison Huntley
5.	No objection	26/00941/HOUSE	386 London Road Benham Hill Thatcham RG18 3AA for Mr & Mrs Reed
6.	No objection	26/00740/HOUSE	3 Chesterfield Road Newbury RG14 7QB for Bee Design Ltd – David Lambert
7.	No objection	26/00903/LBC	Flat 4 Castle House Old Bath Road Newbury RG14 1QZ For Mr Grant Patience
8.	No objection	26/00527/HOUSE	16 Herewood Close Newbury RG14 1PY for Mrs Victoria Murphy
9.	No objection	26/00808/HOUSE	26 Oxford Road Newbury RG14 1PA for Mr & Mrs Burbridge
10.	Support Proposed: Cllr David Harman Seconded: Cllr Jo Day (2 abstentions)	26/00660/REG3	Northcroft Leisure Centre Northcroft Lane Newbury RG14 1RS for West Berkshire Council

Appendix 1

11.	Objection – On the basis that very little has changed since the previous objection. Proposed: Cllr David Marsh Seconded: Cllr Roger Hunneman (1 abstention)	Reconsultation 25/02890/FUL	Newbury House 237 and 235 Andover Road Newbury RG14 6NG for Kinston Road Partners Ltd
12.	No objection	26/00823/HOUSE	111 Andover Road Newbury RG14 6JH for Mr Tim Nash
13.	No objection	26/00836/HOUSE	29B Essex Street Newbury RG14 6QR for Mrs Lisa Holmes
14.	No objection	26/00888/HOUSE	23 Croft Road Newbury RG14 7AL for Mr F Koci
15.	Objection - on the grounds that the PROW issue should be resolved prior to a decision being made, and due to concerns regarding overdevelopment. Proposed: Cllr David Marsh Seconded: Cllr Roger Hunneman (2 abstentions)	26/00854/PIP	Land To The Rear Of 13 Woodside Newbury for Mr J Clarke
16.	No objection	26/00701/HOUSE	28 Clifton Road Newbury RG14 5JT for Mrs Sally Henson
17.	(Withdrawn)	26/00723/LBC	154A Bartholomew Street Newbury RG14 5HB for Ms Man Yuet Leung
18.	No objection	26/00838/FUL	Freeman Court West Street Newbury RG14 1HN
19.	No objection	26/00890/HOUSE	26 Rectory Close Newbury RG14 6DD for Mrs Jill Owen
20.	No objection	26/00799/ADV	81 - 82 Northbrook Street Newbury RG14 1AE for Mrs Paula Bill
21.	No objection	26/00777/FUL	16 Bartholomew Street Newbury RG14 5LL for Martin

Appendix 1

22.	No objection	26/00792/ADV	17 - 19 Northbrook Street Newbury RG14 1DJ for Mr Ben Train
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