

9th June 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 15th June 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: 811 1761 9050 Passcode: 394556



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 18th May 2026.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Chief Executive Officer by 2pm on Friday 13th June 2026.
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 13th June 2026.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
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. Neighbourhood Development Plan Update**
To **receive** an update for the neighbourhood development plan.
- 8. Sandlesford Park Update (Appendix 3)**
To **receive** an update on Sandlesford Park.
- 9. Heritage Working group 'Asset of Community Value' Nomination for the United Reform Church.**
To **review** the nomination by the Heritage Working Group.
- 10. Kings Road West Parking**
To **receive** an update regarding displaced parking on Kings Road West.
- 11. Request for updates from Thames Water and West Berkshire Council**
To **receive** an update regarding long-term road closures within the Parish and improved communication arrangements.
- 12. Update from Western Area Planning**
To **receive** updates from Western Area Planning
- 13. 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.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

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
-----	---------------------	------------------------------	--

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

Monday 15th June 2026

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	26/00947/FUL	22 Riverpark Industrial Estate Ampere Road Newbury RG14 2DQ for Mr Afrim	Using the Industrial Unit as MOT and Motor Services.
2.	EAST FIELDS	26/00973/HOUSE	10 Abbey Close Newbury RG14 7QX for Mr M Nicholls	Proposed detached garage and workshop with garden storage, plus new access with dropped kerb and pedestrian gate
3.	WASHCOMMON	26/01110/HOUSE	52 Valley Road Newbury RG14 6ER for Mr D Hicks	Single Storey Rear Extension
4.	WASHCOMMON	26/01168/HOUSE	6 Westmead Drive Newbury RG14 7DJ for Mr & Mrs Parkington	Proposed erection of rear decking with storage beneath, internal alterations, replacement windows, and the installation of new French doors and bifold doors.
5.	WASHCOMMON	26/00987/HOUSE	37 Wendan Road Newbury RG14 7AJ for Mr & Mrs Hawkins	Two Storey Side Extension and Single Storey Rear Extension
6.	WASHCOMMON	26/01017/HOUSE	Dormers Tydehams Newbury RG14 6JT for Mrs Trudy Rogers	Extension to the ground floor, 1st floor and roof of an existing house
7.	WASHCOMMON	26/00999/HOUSE	11 Bartlemy Close Newbury RG14 6LE for Mr & Mrs Coutinho	Rear wrap-around extension and new porch. Section 73 application to vary condition 2 (Approved Plans) of Planning Permission 25/02180/HOUSE.
8.	WASHCOMMON	26/01009/HOUSE	5 Bruan Road Newbury RG14 7AU for Mr Umut Calkam	Single storey rear and side extension, loft conversion and widening of access
9.	WEST FIELDS	26/01025/FUL	Town Mills West Mills Newbury RG14 5HW for Town Mills Flats Ltd	Replacement of existing large screen glazing with aluminium system.

10.	WEST FIELDS	26/01062/HOUSE	7 Braunfels Walk Newbury RG14 for Peter & Heather Lenton & Reilly	Double storey side extension & single storey rear extension. Various changes to existing house ground and 1st floor.
11.	WEST FIELDS	26/00632/HOUSE	3 Dolton Mews West Mills Newbury RG14 5HT for Mrs M Taylor	Addition of a bay window to the rear, a glazed porch, a window, and alteration of existing windows with internal alterations
12.	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.
13.	WEST FIELDS	26/01153/LBC & 26/01150/ADV	The Newbury 137 Bartholomew Street Newbury RG14 5HB for Mr Simon Pettifer	Installation of replacement signs to include, 1x pictorial projecting sign, 1x set of individual house name letters, 1x menu case, 1x door plaque, 2x half lanterns, 1x amenity board and 4x floodlights
14.	WEST FIELDS	26/01065/LBC	77 - 78 Northbrook Street Newbury RG14 1AE for Living Saucha Limited	Removal of internal (thin) partition stud wall (not load bearing). The wall shows the historic layout of the building so we would put nibs or an arch up to show the wall was there previously.
15.	WEST FIELDS	26/00787/FUL	63 Northbrook Street Newbury RG14 1AE	Reconfiguration and replacement HVAC equipment on the roof and associated ductwork.
16.	WEST FIELDS	26/00893/LBC	8 Madeira Place Newbury RG14 7BJ for Mr Blake Richardson	Replace all windows and external doors with timber, reinstate the fanlight above front door (windows to use slimline double glazing). Improvements to ventilation and air quality. Internal repairs to ceilings and walls, changes to partition wall (in bathroom/rear entrance area). External repairs to south facing wall of house (front). Demolition of existing lean-to and replace with smaller wooden, covered, pergola. New wooden fence and gate at rear of property.
17.	WEST FIELDS	26/00945/LBC	21 Pound Street Newbury RG14 6AE for Mrs Natalie McMonagle	Retention of unauthorised works: Installation of a GCL Heritage Velux window rooflight; replacement of roof tiles with plain tiles to rear pitch and slate to front pitch; installation of pointing and flashing around the chimney and rooflight; installation of breathable roofing underlay; replacement of new timber roofing battens; installation of

				new timber rafters (accompanying existing in-situ original timber rafters); and installation of new ridge tiling and mortar bed.
18.	WEST FIELDS	26/00972/CERTE	Flat At University House 5 - 7 Oxford Street Newbury RG14 1JG for Mr Bob Rae	The certificate of lawful development is required for a second floor, 3 bedroom apartment located in University House. Work was completed in 2013 and the apartment has been continuously occupied for over 10 years.
19.	WEST FIELDS	26/01016/HOUSE	94 Enborne Road Newbury RG14 6AN for Mr M Locke	Proposed two-storey side extension, new raised roof and conversion of roof space, single storey rear extension and associated alterations. Render to existing walls. New access and off-road parking. Demolish garage and provide additional parking at rear.



Sandleford Park East Developments – Update Report

Non-Material Amendment Application (26/00998/NONMAT)

Purpose of Report

To update Members on a proposed Non-Material Amendment (NMA) relating to the approved Sandleford Park East development and to identify any matters that Members may wish to note or raise with West Berkshire Council.

Background

West Berkshire Council has advised interested parties that it has received a Non-Material Amendment application from Bloor Homes in relation to the approved Sandleford Park East development.

The proposal relates to land previously identified as the "Park House School Expansion Land", which forms part of the approved outline planning permission for Sandleford Park East.

The application is currently being considered by West Berkshire Council under the Non-Material Amendment process.

What is Proposed?

Under the approved scheme, land was reserved adjacent to Park House School to allow for potential future school expansion. This area also included a grass football pitch.

Bloor Homes is now seeking to:

- Remove the requirement to provide the School Expansion Land;
- Refurbish the existing football pitch at Park House School instead;
- Deliver the refurbished pitch to a Sport England compliant specification;
- Enable dual community use of the refurbished pitch;
- Remove references to the Expansion Land from the approved plans, planning conditions and legal agreements.

West Berkshire Council has advised that the proposal has arisen following discussions with Park House School, which reportedly identified concerns regarding the future use and practicality of the Expansion Land.

A further Section 106 Deed of Variation would be required to amend the legal agreement associated with the development.

Housing Implications

If approved, the former School Expansion Land would become available for residential development as part of the wider Sandleford Park East scheme.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486
  towncouncil@newbury.gov.uk
 (01635) 40484
  www.newbury.gov.uk
 @NewburyTC
  NewburyTC

Making Newbury a Town
we can all be proud of.

West Berkshire Council has advised that the area could potentially accommodate approximately 50 dwellings.

However, Members should note that:

- The approved outline planning permission already limits the development to a maximum of 1,000 dwellings.
- The proposal does not increase the overall number of homes permitted.
- It would instead alter the location of some housing within the approved development area.

What is a Non-Material Amendment?

A Non-Material Amendment is not a new planning application.

The decision is limited to whether the proposed changes are considered "non-material" when viewed in the context of the overall approved development.

As a result:

- There is no statutory public consultation process;
- The application will not be determined by the Planning Committee;
- The planning authority is not reconsidering the principle of the development itself.

Relevant consultees are, however, being invited to comment on the proposal.

Potential Considerations:

Educational Provision

The most significant change is the removal of land safeguarded for potential future expansion of Park House School.

Members may wish to note that the proposal appears to be supported by the school itself. However, the amendment would permanently remove the opportunity to utilise this land for future educational expansion should circumstances change.

Members may therefore wish to seek reassurance that:

- Park House School supports the proposal;
- The Local Education Authority has been consulted;
- Future secondary school capacity requirements have been assessed.

Sports and Community Facilities

The proposal would secure investment in the school's existing football pitch, including refurbishment to Sport England standards and community use arrangements.

This could provide an immediate enhancement to local sporting provision and may offer greater practical benefit than retaining land for a future expansion that may never be required.

Impact on Newbury

Whilst the development lies principally within Greenham Parish, Sandford Park East will continue to have wider implications for Newbury in terms of:

- Transport and connectivity;
- Use of community facilities;
- Access to open space and recreation;
- Demand on local services.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

The current proposal is not expected to materially alter those impacts.

Officer Comment

Given that the development remains within the approved maximum of 1,000 dwellings and that the proposal has reportedly arisen following discussions with Park House School, the principal issue appears to be whether the loss of safeguarded education land is justified by current and future educational requirements.

The proposal does not alter the principle of the development but does remove a previously safeguarded opportunity for future school expansion.

Recommendation

That the Committee:

1. Notes the proposed Non-Material Amendment application (26/00998/NONMAT) relating to Sandleford Park East; and
2. Requests clarification from West Berkshire Council that Park House School, the Local Education Authority and relevant stakeholders are satisfied that future educational requirements can continue to be met without the safeguarded expansion land.
3. Notes that the proposed refurbishment of the existing football pitch would provide improved sporting facilities and community use opportunities should the amendment be approved.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

Newbury Town Council

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