

**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 (chair), 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 paper 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.