

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON  
MONDAY 24<sup>th</sup> MARCH 2025 AT 7.30PM.**

**PRESENT**

Councillors, Vera Barnett (sub), Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Steve Masters (sub), Vaughan Miller, Sarah Slack (sub), Andy Moore (Chairman).

**In Attendance**

Kym Heasman, Committee Clerk  
Toby Miles-Mallowan, Chief Executive Officer.

**136. APOLOGIES**

Councillors Phil Barnett (substitute Vera Barnett), Graham Storey (substitute Steve Masters) & Tony Vickers (substitute Sarah Slack).

**137. DECLARATIONS OF INTEREST**

The Committee Clerk declared that Councillors, Nigel Foot and David Marsh 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.

**138. MINUTES**

**PROPOSED:** Councillor Nigel Foot  
**SECONDED:** Councillor Ian Jee

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 24<sup>th</sup> February 2025, be approved, and signed by the Chairperson.

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

There were no questions received from members of the public.

**125. MEMBERS' QUESTIONS AND PETITIONS**

There were not questions received from members of the committee.

**126. PRESENTATION THAMES WATER**

Unfortunately, representatives from Thames Water did not attend; invitation will be sent to attend the next Scheduled Planning & Highways Committee Meeting to be held Wednesday 23<sup>rd</sup> April 2025.

**127. PRESENTATION**

The committee received a presentation from two West Berkshire Council Officers, Laura Callan and Bob Dray, who also answered questions.

Members of the committee expressed their thanks for attending the meeting and for the information that they provided.

Councillor Sam Dibas Left the Meeting at 8.49pm

**128. SCHEDULE OF PLANNING APPLICATIONS**

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

It is recorded that Councillor Nigel Foot abstained in the vote when considering the following application 25/00391/FULMAJ.

**130. PROW WORKING GROUP UPDATE**

**PROPOSED:** Councillor Andy Moore

**SECONDED:** Councillor David Harman

**RESOLVED:** That the Prow Working group have the approval from the Planning & Highways committee to submit applications on the 3 footpaths, with the additional Officer time being allocated where necessary to help.

Councillor Steve Masters left the meeting at 9.25pm

**132. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

Members received and update from Councillor Phil Barnett read by Substitute Councillor Vera Barnett.

**133. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2024/25**

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

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:30 HRS**

**CHAIRPERSON**

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

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	No objection.	<a href="#"><u>25/00077/HOUSE</u></a>	13 Priory Road Newbury for Mr S Horwood	Retrospective construction of a wood framed garden room to replace dilapidated old shed.
2	No objection.	<a href="#"><u>25/00546/HOUSE</u></a>	1 Abbots Road Newbury for Mr Andy Lai	A partial Garage conversion to an existing garage to create a utility room and downstairs toilet, with the remaining uninsulated garage space to be used as storage for bikes etc.
3	Support.	<a href="#"><u>25/00442/FUL</u></a>	The Fire Station Hawthorn Road Newbury for Royal Berkshire Fire and Rescue Service	The decarbonisation works include the installation of an air source heat pump, with acoustic screening, and upgrades from glazing to double glazed units where required. The installation of blown cavity wall insulation is also within the works.
4	No objection.	<a href="#"><u>25/00332/HOUSE</u></a>	Westwood Speen Lane Newbury for Mr & Mrs R Chuahan	Single storey rear extension and carport to the side elevation. Extension to have 3 Velux. Small extension to be demolished.
5	No objection subject to Highways conditions.	<a href="#"><u>25/00373/HOUSE</u></a>	1 Chestnut Crescent Newbury for Mr Davis and Mr Austin	Two storey side extension with internal alterations, following demolition of existing garage. New drive way access and dropped curb proposed.
6	No objection.	<a href="#"><u>25/00320/HOUSE</u></a>	11 Robins Close Newbury for Jane Fox	Front and Side extension to bungalow.
7	No objection.	<a href="#"><u>25/00542/HOUSE</u></a>	22 Battle Road Newbury for Trina Schofield	Erection of a two storey side and rear extensions following the removal of existing single storey rear extension.
8	No objection.	<a href="#"><u>25/00417/HOUSE</u></a>	30 Battle Road Newbury for Mr & Mrs White	Single storey extension to rear.
9	No objection.	<a href="#"><u>25/00537/HOUSE</u></a>	14 Battle Road Newbury for M J Hunt	Proposed two-storey side and rear extension with associated alterations.

10	No objection.	<a href="#">25/00337/HOUSE</a>	4 Three Acre Road Newbury for Rachel Evens	Demolition of existing Garage and Erection of the single storey front and double storey side extension creating a wrap around
11	No objection.	<a href="#">25/00465/HOUSE</a>	3 Cary Close Newbury for Paul & Carol Bennellick	Rear Extension.
12	No objection.	<a href="#">25/00456/HOUSE</a>	18 Falkland Road Newbury for Mr James Sopp	Proposed single storey extension with associated alterations
13	No objection.	<a href="#">25/00386/HOUSE</a>	3 Moreton Mews Andover Road Newbury for Mr Ciprian Grecu	Conversion of existing integral garage into accommodation. Removal of existing garage door and replacement with window in the same PVC colour.
14	No objection.	<a href="#">25/00535/HOUSE</a>	34 Bunkers Hill Newbury for Mr & Mrs Hutcheson	Amendments to garage roof, new porch and internal alterations.
15	No objection.	<a href="#">25/00291/FUL</a>	Merlion House West Mills Newbury for Mr Goldsmith	Change of use from class E to new use class sui generis.
16	No objection.	<a href="#">25/00318/HOUSE</a>	5 Cleveland Grove Newbury for Mr & Mrs Parkinson	Replacement solid roof and glazing to existing rear conservatory.
17	No objection.	<a href="#">25/00325/HOUSE</a>	71 Craven Road Newbury for Mr & Mrs Morariu	Section 73: Variation of Condition 2 (Approved Plans) of previously approved application 24/02136/HOUSE: Rear extension with rooflights, internal alterations, and retention of previously converted garage to home office and utility rooms with fenestration changes. amended description.
18	Support / comment: Members support this new application but were disappointed by the lack of affordable housing and wish to see an independent assessment of viability conducted.	<a href="#">25/00391/FULMAJ</a>	The Mall, The Kennet Centre Newbury for Lochailort Newbury Ltd.	Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and resident's ancillary facilities; commercial floorspace (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema block and additional floor to multi storey car park.

19	No objection subject to a flood risk assessment being carried out.	<a href="#">25/00446/FUL</a>	21 St Nicholas Road Newbury for Mr & Mrs Vine	Conversion of a domestic garage with ancillary first floor accommodation into a self-contained 1 bedroom dwelling together with associated parking
20	No objection.	<a href="#">25/00350/FUL</a> & <a href="#">25/00351/LBC</a>	41 Cheap Street Newbury for APEX INTERNATIONAL PROPERTY SOLUTIONS LIMITED	Alterations to the ground floor retail space (Use Class E) and conversion of part of the ground floor and first floor into a 6 bed HMO (Use Class C3) with associated works.
21	No objection.	<a href="#">25/00522/FUL</a>	1 and 3 Kennet Road Newbury for Four Acres Investments	S73: Variation of condition 2 'approved plans' of previously approved application 20/02372/FUL: Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.