

13th May 2025.

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 19th May 2025 at 7:30 pm.**

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/83943648188?pwd=WmNVUTVPcUVvaU5ralc1R0RwNURgdz09>
Meeting ID: 839 4364 8188 Passcode: 798827

Kym Heasman
Committees Clerk

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. Election of Chairperson**
To Elect the Chairperson for the Committee for the coming year.
- 4. Deputy Chairperson**
To Elect the Deputy Chairperson for the Committee for the coming year.
- 5. Minutes (Appendix 1)**
3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 23rd April 2025.
3.2 Officer's report on actions from previous meeting.
- 6. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Corporate Services Officer by 2pm on Friday 16th May 2024.

Town Hall, Market Place, Newbury, RG14 5AA

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we can all be proud of.

7. Members' Questions and Petitions

Questions, in writing, must be with the Corporate Service Officer by 2pm on Friday 16th May 2025

8. Schedule of Planning Applications (Appendix 2)

To comment on the planning applications listed at the attached schedule.

9. Lambourn Neighbourhood Development Plan (Appendix 3)

To review Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment.

To agree & approve comments for submission.

10. Claimed Public Footpaths

To agree and approve comments for submission of 2 public foot paths that have been requested to WBC and now under investigation, under Schedule 14 Wildlife and Countryside Act 1981.

- Footpath between 17/19 Battery End
- 19/21 Falkland Road

11. Update from The Western Area Planning Committee

To receive an update on any relevant business from the Western Area Planning Committee.

12. 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.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 23rd APRIL 2025 AT 7.30PM.**

PRESENT

Councillors, Jo Day, David Harman, Roger Hunneman, Ian Jee, Steve Masters (sub), Vaughan Miller and Andy Moore (Chairman).

In Attendance

Kym Heasman, Committee Clerk

136. APOLOGIES

Councillors Phil Barnett, Sam Dibas, Nigel Foot, David Marsh, Graham Storey (substitute Steve Masters) & Tony Vickers

137. DECLARATIONS OF INTEREST

There were not declarations or dispensations.

138. MINUTES

PROPOSED: Councillor Vaugan Miller

SECONDED: Councillor Jo Day

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 24th March 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

Members received further information and further answer to the preciously submitted questions to Thames Water. Members have asked further questions to be sent to Thames Water to be answer by technical specialists, the Committee Clerk with follow this up and circulate answer when they are received back from Thames Water.
Member of the Committee thanked Ms Hines for attending the meeting.

128. SCHEDULE OF PLANNING APPLICATIONS

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

130. SANDLEFORD PARK UPDATE

Member received an update from Councillor Roger Hunneman, explaining that there has been a submission of a first planning application for reserved matters to West Berkshire Council planning authority, and that we would be expecting to see this a following scheduled meeting.

132. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There were no Councillors present at the meeting to give an update, as the WAP meeting, had been scheduled for the same evening. The Chair of P & H Committee commented that they had looked at the agenda for WAP and that there was no application being considered with in the Newbury parish.

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

The forward work programme was received and noted by the committee. With the addition of Thames Water to be invited back later in the year to give further updates and the quarterly agenda item - Section 215 being put on hold until further notice.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT HRS

CHAIRPERSON

Signature: _____ Date: _____

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

| RUNNING ORDER | RESOLUTION | APPLICATION NUMBER | LOCATION AND APPLICANT | PROPOSAL |
|----------------------|--|--|---|---|
| 1 | No objection. | <u>25/00483/FUL & 25/00484/LBC</u> | Robin Hood Toby Carvery 110 London Road Newbury for Mitchells and Butlers | External works featuring increased yard size, festoon lighting and other alterations. |
| 2 | No objection. | <u>25/00628/HOUSE</u> | 18 Hopwood Close, Newbury for Mrs J Elliot | Retrospective Application for front porch extension in relation to 24/00117/17INTE. |
| 3 | No objection. | <u>25/00731/HOUSE</u> | 400 London Road Benham Hill Thatcham for Mr & Mrs M Newton | Proposed first floor rear extension to form new master bedroom, proposed first floor side extension to form annexe, and proposed conversion of conservatory to new garden room. |
| 4 | No objection subject to the Highways Officers being satisfied. | <u>25/00596/HOUSE</u> | 9 Friars Road Newbury for Mr C Eades | Proposed demolition of side conservatory and garage to create new 2 storey side extension and single storey rear extension with new porch and side dormer window. New timber clad front gable and rendered front elevation. |
| 5 | No objection. | <u>25/00707/HOUSE</u> | 44 Greenham Road Newbury for Sahid Hussain | Single Storey side and rear extension. |
| 6 | No objection. | <u>25/00156/HOUSE</u> | 35 Valley Road, Newbury for Mrs S Lightowlers | Two Storey Rear and side extension. |
| 7 | No objection. | <u>25/00627/HOUSE</u> | 8 Buckingham Road Newbury for Spencer Hill | Ground floor rear extension, front porch, internal alterations, and all associated works. |
| 8 | No objection. | <u>25/00595/HOUSE</u> | 2 Roebuts Close Newbury for Anil and Lyne Patel | Two storey side extension; demolish existing porch and rebuild slightly larger. |
| 9 | No objection. | <u>25/00665/HOUSE</u> | 27 Conifer Crest Newbury for Mr & Mrs Batt | Proposed entrance porch, two storey side extension and single storey side extension with internal alterations. |
| 10 | No objection. | <u>25/00697/FUL</u> | 96 Paddock Road Newbury for Mr & Mrs G Spinelli | Addition of Porch access steps to main side entrance and access steps to the rear entrance of ground floor flat, creation of second vehicular access with drop kerb and parking place. |

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|----|---|--------------------------------|--|--|
| 11 | Objection, subject to Environment Health concerns being addressed, and not impacting on the residential properties. | 25/00572/FUL | 1 Batholomew Street, Newbury for Mr M Erturk | Instillation of extraction fan system to rear elevation. |
| 12 | No objection. | 25/00620/ADV | Tidal Vape 24 Northbrook Street Newbury for Property with Andrew | Non illuminated wooden shopfront fascia sign. |
| 13 | No objection. | 25/00663/HOUSE | 7 Park Lane Newbury for Mr A Goksel | Demolition of rear extensions and replacement with single storey extension with internal alterations, render to front and rear elevations. |
| 14 | No objection. | 25/00723/HOUSE | 37 Rectory Close Newbury for Mr & Mrs Cole | Proposed Infill extension at first floor and addition of pitched roof and single storey rear extension with internal alterations and attic conversion. |
| 15 | No objection. | 25/00313/LBC | 21 - 23 The Broadway Newbury for East Street Securities Ltd | Temporary estate agent board - fixed to external wall at 1st floor level. |

**Planning and Highways Committee Meeting
Schedule of Planning Applications to be considered.
Monday 19th May 2025**

| Running Order | Ward | Application Number | Location and Applicant | Proposal |
|----------------------|--------------|--------------------------------|--|--|
| 1. | CLAY HILL | 25/00591/HOUSE | 372 London Road, Newbury for Mr & Mrs Sonny Brazil. | Proposed 2 storey side and rear extension. |
| 2. | CLAY HILL | 25/00958/ADV | Swan Inn, London Road, Newbury for M and B | Refurbishment of the existing Totem Sign and pair of Corex Signs and sign written house names and Sizzling Logo's. |
| 3. | EAST FIELDS | 25/00863/FUL | Unit 6, Newbury Retail Park, Pinchington Lane, Newbury for Newbury retail Ltd. | Removal of existing canopies and alterations to existing shopfront including new paving and bollards. |
| 4. | EAST FIELDS | 25/00861/HOUSE | 34 Stroud Green, Newbury for Mr & Mrs Corneck | Section 73 application to vary condition 2 (Approved Plans) of approved 24/02369/HOUSE - Internal alterations to create new open-plan Kitchen/Family Room, Utility Room and Bathroom. Addition of bi-folding doors to rear elevation and replacing lean to roof with pitched roof. Widening of dormer window in attic room. Replace fence with wall addition and trellis topping to boundary wall. |
| 5. | EAST FIELDS | 25/00844/HOUSE | 66 York Road Newbury for Mrs R Williams | Demolish Existing Conservatory. Build single storey WC/Shower |
| 6. | SPEENHAMLAND | 25/00759/HOUSE | 10 Croft Lane, Newbury for Mr & Mrs Embleton. | Single storey extensions and garage conversion with internal alterations. |
| 7. | SPEENHMLAND | 25/00881/HOUSE | 21 Croft Lane, Newbury for Mr T Belt | Extension and external alterations. |
| 8. | SPEENHAMLAND | 25/00931/FUL | Waitrose, Oxford Road, Newbury for John Lewis Partnership | Replacement of existing plant within the service yard and roof locations. |
| 9. | SPEENHAMLAND | 25/00968/HOUSE | 42 Chaucer Crescent Newbury for Mr E Okeke | Section 73: Variation of condition 2 (Approved Plans) of planning permission reference 24/02173/HOUSE (Brick built rear extension, convert garage to habitable space, access ramp and flank wall relocated internally to achieve side 1 meter rear). |

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|-----|-------------|---|---|---|
| 10. | WASH COMMON | 25/00917/HOUSE | 50 Fifth Road Newbury for Mr & Mrs Lindsey | Re-roofed existing rear extension, amendments to existing external walls, windows and doors to existing rear extension, conversion of existing loft. |
| 11. | WASH COMMON | 25/01026/HOUSE | 33 Valley Road Newbury for Mr & Mrs E Gregory | Single storey side extension. |
| 12. | WASH COMMON | 25/01020/HOUSE | 19 Battery End Newbury for Mr & Mrs Stacey | Loft Conversion with alterations to eastern 1 st floor window and rear extension. |
| 13. | WEST FIELDS | 25/00856/FUL | James House 27 London Road Newbury for Hooksom Ltd | Section 73: Variation of condition 2 (approved plans) of previous application 24/02142/FUL: Change of the front window to match the upper floors with the addition of air bricks. |
| 14. | WEST FIELDS | 25/00613/FUL & 25/00614/ADV | 28 - 29 Northbrook Street Newbury for Greggs Plc | New signage, air conditioning condenser units and extract grille and shopfront |
| 15. | WEST FIELDS | 25/00957/HOUSE | 1 Lipscombe Close Newbury for Mrs B Moffat | Single storey side extension. |
| 16. | WEST FIELDS | 25/00908/ADV | 50 Parkway Shopping Centre Newbury for C and J Clarks International Limited | Illuminated fascia sign - individual letters and non-illuminated projecting sign |



Lambourn Neighbourhood Development Plan - Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment

West Berkshire Council have been in touch on behalf of Lambourn Parish Council to inform NTC that they are consulting on a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) which have been prepared as part of the development of their Neighbourhood Development Plan (NDP).

SEA is required under UK legislation for all plans which might have a significant impact on the environment. The purpose of SEA is to provide high level protection of the environment and to integrate considerations of the environment into the preparation and adoption of plans with a view to promoting sustainable development.

HRA is a process which looks at the potential impacts of proposals within a plan on what are termed as 'Habitats Sites'. In relation to Lambourn Parish, the relevant Habitats Site is the River Lambourn Special Areas of Conservation.

The consultation will run from Friday 9 May until 11:59pm on Friday 13 June 2025.

How to view the consultation documents:

The SEA and HRA are available to view on Lambourn Parish Council's website: <https://lambourn-pc.gov.uk/lambourn-neighbourhood-development-plan-seahra/>. A copy of the draft Lambourn NDP is also available on the Parish Council's website for reference.

Hard copies of the documents are available to view at Lambourn Parish Council Office, Memorial Hall, Oxford Street, Lambourn, RG17 8XP during its normal opening hours, details of which can be found at: <https://lambourn-pc.gov.uk/contact-us/>.

How to submit comments:

A response form is available to download at: <https://lambourn-pc.gov.uk/lambourn-neighbourhood-development-plan-seahra/>. Hard copies of the response form are also available to collect at Lambourn Parish Council Office during its normal opening hours, details of which can be found at: <https://lambourn-pc.gov.uk/contact-us/>.

Comments can be submitted in the following ways:

- By email to: lambourn.ndp@gmail.com
- By post to: Lambourn NDP, Memorial Hall, Oxford Street, Lambourn, RG17 8XP

Planning & Highways Committee will need consider their response for officers to submit.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 19th May 2025

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

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| 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 | |
| 24 February | <ul style="list-style-type: none"> - PROW Working Group Update - WBC regarding Pedestrianisation. - Faraday Road Football Ground Update. |
| 24 March | <ul style="list-style-type: none"> - WBC Planning Processes information. - Prow Working Group |
| 23 April 25 | <ul style="list-style-type: none"> - Thames water Presentation. - Section 215 (postponed until further notice) |
| 19 May 25 | <ul style="list-style-type: none"> - Election of Chair & Deputy Chair - Canal Corridor WG - Town Centre WG / Master Plan update. - Rule 6 update |
| 16 June 25 | <ul style="list-style-type: none"> - Rule 6 Update |
| July 25 | <ul style="list-style-type: none"> - Canal Corridor WG - Town Centre WG / Master Plan update. |
| August 25 | - |