

17th August 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 24th August 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: 889 5166 4449

Passcode: 307331

Joanna Aylott
Civic Services Manager

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 3rd August 2026.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Town Council by 2pm on Friday 21st August 2026.
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Town Council by 2pm on Friday 21st August 2026.
- 6. Schedule of Planning Applications (Appendix 2)**
To **comment** on the planning applications listed within the attached schedule.

Town Hall, Market Place, Newbury, RG14 5AA

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7. Number 2 Bus Route

To **receive** an update on the Number 2 bus service.

8. Sandleford Park East

To **receive** an update from Members on Sandleford Park East.

9. NDP Steering Group

To **receive** an update from Members at the NDP Steering Group meeting held on 7 August 2026.

10. West Berkshire Local Plan (WBLP)

1. To **consider** the current West Berkshire Local Plan Scoping Consultation and determine whether the Committee wishes to submit comments to West Berkshire Council.

The Scoping Consultation document is linked here:

<https://storymaps.arcgis.com/stories/0bc12bdbf64940c891d2ada52ab2e015>

The full timetable for the WBLP is linked here:

<https://www.westberks.gov.uk/wblp-timetable>

2. To **consider** forming a working group to draft a response to the Scoping Consultation.

3. To **resolve** that the CEO will submit the final response to the Scoping Consultation by 4 September 2026, in consultation with the Chair and, if established, the working group.

11. Update from Western Area Planning

To **receive** an update from Western Area Planning.

12. Forward Work Programme for Planning & Highways Committee (Appendix 3)

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 03rd AUGUST 2026 AT 7.30PM.**

PRESENT

Councillors Phil Barnett, Vera Barnett (Sub for Jo Day), Billy Drummond (Sub for Ian Jee), Nigel Foot, David Harman (Chair), Roger Hunneman, David Marsh, Vaughan Miller, Sarah Slack (sub for Andy Moore), Graham Storey.

IN ATTENDANCE

Toby Miles-Mallowan, CEO

36. APOLOGIES

Apologies received from Cllrs Jo Day, Sam Dibas, Ian Jee, Andy Moore

37. DECLARATIONS OF INTEREST

a) Declarations of Interest

The following non-pecuniary interests were declared in relation to the business on the agenda:

- **Councillor Billy Drummond** declared a personal interest in planning application 26/01456/House.

b) General Dispensations

The Council noted that Councillors Phil Barnett, Billy Drummond, Nigel Foot and David Marsh, as members of West Berkshire Council, hold a general dispensation permitting them to participate in discussions and vote on matters relating to the business of West Berkshire Council where they would otherwise have a registrable interest.

38. MINUTES

PROPOSED: Cllr Vaughan Miller

SECONDED: Cllr Nigel Foot

ABSTENTIONS: 1

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 07 July 2026, be **approved**, and signed by the Chairperson.

39. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none received.

40. MEMBERS' QUESTIONS AND PETITIONS

There were none received.

41. SCHEDULE OF PLANNING APPLICATIONS

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

NEWBURY TOWN COUNCIL**PLANNING & HIGHWAYS****42. NEWBURY TOWN MASTERPLAN**

An update on the Town Centre Master Plan was **received**.

43. NDP PROGRESS REPORT

Progress report was **received**.

Proposed: Cllr Vaughan Miller

Seconded: Cllr Graham Storey

Resolved to authorise Councillor members of the NDP working group to review the strategic aims of the NDP and to feedback to the next P&H meeting.

44. UPDATE ON NUMBER 2 BUS ROUTE.

An update was **received** from Cllr Vaughan Miller.

Proposed: Cllr Graham Storey

Seconded: Cllr David Marsh

Resolved that Newbury Town Council issues a letter outlining their concerns regarding the changes to the Number 2 Bus Route.

45. PLANNING AND HIGHWAYS MEETING 24 AUGUST 2026

This item was **withdrawn**

46. UPDATE FROM WESTERN AREA PLANNING

An update was **received** from Cllr Phil Barnett.

35. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS

Forward Work Programme was **received** and **updated**.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20:35 HRS

CHAIRPERSON

Signature: _____

Date: _____

PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 3rd August 2026

Running Order	Resolution	Application Number	Location and Applicant
1.	No objection	26/01580/ADV	Waylands Polestar Newbury [Formally MG] Newbury Motor Park The Triangle Newbury RG14 7HT for Mr Alan King
2.	No objection	26/01450/HOUSE	10 Croft Lane Newbury RG14 1RR for Mr & Mrs Embleton
3.	No objection	26/01477/HOUSE	Boysmeade Oxford Road Newbury RG14 1XB for Mr A Goksel
4.	No objection	26/01517/HOUSE	12 Castle Grove Newbury RG14 1PR for Mr & Mrs Reilly-Smith
5.	No objection	26/01400/HOUSE	Tydehams Oaks Tydehams Newbury RG14 6JT FOR Mr & Mrs Pederson
6.	No objection	26/01481/HOUSE	8 Kingsland Grange Newbury RG14 6LH for Mrs D McCarthy
7.	No objection	26/01345/FUL	73 Fifth Road Newbury RG14 6DT for Mrs Victoria Williams
8.	No objection	26/01553/HOUSE	33 Bedford Close Newbury RG14 6SU for Mr Bledar Paci
9.	No objection	26/01528/HOUSE	5 Bruan Road Newbury RG14 7AU Mr Umut Calkam
10.	No objection	26/01456/HOUSE	Doric House Tydehams Newbury RG14 6JT for Claire and Ian Barratt
11.	No objection	26/01570/HOUSE	75 Andover Road Newbury RG14 6JH for Mrs Alison Eade

12.	No objection	26/01554/ADV	Pearl House 12 Bartholomew Street Newbury RG14 5DQ for Mr Tim Spencer
13.	Objection: Do not support in line with conservation officer. Proposed: Cllr Foot Seconded: Cllr Miller Resolved Abstention: 1	26/01489/LBC & 26/01488/FUL	116 Bartholomew Street Newbury RG14 5DT for Kumalin Nair

PLANNING AND HIGHWAYS COMMITTEE
SCHEDULE OF PLANNING APPLICATIONS CONSIDERED
MONDAY 24th August 2026

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	ADJACENT PARISH	26/01632/RESMAJ	Land East Of Newbury College Monks Lane Newbury for Places For People Developments Ltd	Reserved matters application pursuant to hybrid planning permission 22/02754/OUTMAJ for the development of 75 dwellings with associated parking, landscaping, open space (including a LEAP), infrastructure and associated works, seeking approval of layout, landscape, appearance and scale (Phase 4) Not EIA development.
2.	CLAY HILL	26/01617//HOUSE	Jalna London Road Newbury RG14 2BA for Ms Carol Napper	Proposed side and rear single storey annex extension.
3.	CLAY HILL	26/01568/FUL	Apollo House Newbury Business Park London Road Newbury RG14 2PZ for Ian Mortiboys	Installation of 8 No. satellite antenna
4.	CLAY HILL	26/01638/ADV	Savernake Mercedes Benz 123 London Road Newbury RG14 2BX Mr James Webb	Repositioning of existing Mercedes-Benz branded Flag pole and 6m Pylon from along the boundary of London road, to facing Marconi Road. Parking Icon Signs repositioned to suit new white lining layout. Proposed Mercedes-Benz fascia text and star logo to replace existing signage on the west elevation. Multibrand directional sign to the entrance via Marconi Road and wall mounted EV Parking icon signs to new EV Parking spaces.
5.	CLAY HILL	26/01699/REG3	Faraday Road Football Ground Faraday Road Newbury RG14 2AD	Construction of a new full size synthetic pitch with spectator fencing system to replace the existing natural grass area.
6.	SPEENHAMLAND	26/01524/FUL & 26/01525/LBC	Micro Focus The Lawn 22 - 30 Old Bath Road Newbury RG14 1QN	Listed Building Consent and Full Planning Application for the demolition of non-historic lobby to the listed building and making good of the remaining listed structure, including repair and

				reinstatement works to external walls and roof where affected by the removal and associated works.
7.	WEST FIELDS	26/01631/PACOU	28-29 Northbrook Street Newbury RG14 1DJ for Manders Properties Ltd	Application to determine if prior approval is required for a proposed:Change of use from offices (Class E) to residential use (Class C3) Proposed development is to provide for the conversion of the 2nd floor to create two dwelling units.
8.	WEST FIELDS	26/01676/HOUSE	25 Remembrance Road Newbury RG14 6AY for Mr & Mrs J Leonard	Two storey and single storey rear extensions
9.	WEST FIELDS	26/01687/FUL	22 - 24 Bartholomew Street Newbury for Emarek Ltd	Installation of new doorway in shopfront to Class E unit (Unit 1).

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 3rd August 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
2026/27	
May 2026	- NDP Update - Sandleford Park Update
June 2026	- Approval of ToR's and membership of Working Groups - Road Works Review Portal demonstration
July 2026	- Pedestrianisation Presentation from WBC - Number 2 Bus Service to Wash Common update - ACV update United Reform Church - ACV update Faraday Road Football Ground - NDP progress report
August 2026	- NDP Progress Report - Newbury Town Centre Master Plan Update - Sandleford Park East Update - Update on number 2 bus route
September 2026	- Presentation Thames Water - Presentation from West Berks on the Pedestrianisation of Northbrook Street - King Road Parking Update - Presentation West Berkshire Council Highways
October 2026	- Review budget for 2027/28
November 2026	-
December 2026	-
January 2027	-
February 2027	-
March 2027	-