



14<sup>th</sup> April 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 Wednesday 23rd April 2025 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/83546880749?pwd=Va5UCD1kUI54EqBjGVnrZCqe2oQcoi.1>  
Meeting ID: 835 4688 0749      Passcode: 285461

**Kym Heasman**  
**Committees Clerk**

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### AGENDA

- 1. Apologies**  
*Committees Clerk*
- 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 24<sup>th</sup> February 2025.
- 4. Questions and Petitions from Members of the Public**  
Questions, in writing, must be with the Committee Clerk by 2pm On Friday 21<sup>st</sup> January 2025
- 5. Members' Questions and Petitions**  
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 21<sup>st</sup> January 2025
- 6. Thames Water**  
**To receive** information on question pre-submitted by the committee members.

- 7. Schedule of Planning Applications (Appendix 2)**  
To comment on the planning applications listed at the attached schedule.
- 8. Sandleford Park Update.**  
To receive update on Sandleford Park East.
- 9. Update from The Western Area Planning Committee**  
To receive an update on any relevant business from the Western Area Planning Committee.
- 10. 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.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486       [towncouncil@newbury.gov.uk](mailto:towncouncil@newbury.gov.uk)  
 (01635) 40484       [www.newbury.gov.uk](http://www.newbury.gov.uk)  
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**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="#">25/00077/HOUSE</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="#">25/00546/HOUSE</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="#">25/00442/FUL</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="#">25/00332/HOUSE</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="#">25/00373/HOUSE</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="#">25/00320/HOUSE</a>	11 Robins Close Newbury for Jane Fox	Front and Side extension to bungalow.
7	No objection.	<a href="#">25/00542/HOUSE</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="#">25/00417/HOUSE</a>	30 Battle Road Newbury for Mr & Mrs White	Single storey extension to rear.
9	No objection.	<a href="#">25/00537/HOUSE</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.

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

**Monday 23<sup>rd</sup> April 2025**

<b>Running Order</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	<b>CLAY HILL</b>	<a href="#">25/00483/FUL</a> & <a href="#">25/00484/LBC</a>	Robin Hood Toby Carvery 110 London Road Newbury for Mitchells and Butlers	External works featuring increased yard size, festoon lighting and other alterations.
2.	<b>CLAY HILL</b>	<a href="#">25/00628/HOUSE</a>	18 Hopwood Close, Newbury for Mrs J Elliot	Retrospective Application for front porch extension in relation to 24/00117/17INTE.
3.	<b>CLAY HILL</b>	<a href="#">25/00731/HOUSE</a>	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.	<b>EAST FIELDS</b>	<a href="#">25/00596/HOUSE</a>	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.	<b>EAST FIELDS</b>	<a href="#">25/00707/HOUSE</a>	44 Greenham Road Newbury for Sahid Hussain	Single Storey side and rear extension.
6.	<b>WASH COMMON</b>	<a href="#">25/00156/HOUSE</a>	35 Valley Road, Newbury for Mrs S Lightowlers	Two Storey Rear and side extension.
7.	<b>WASH COMMON</b>	<a href="#">25/00627/HOUSE</a>	8 Buckingham Road Newbury for Spencer Hill	Ground floor rear extension, front porch, internal alterations, and all associated works.
8.	<b>WASH COMMON</b>	<a href="#">25/00595/HOUSE</a>	2 Roebuts Close Newbury for Anil and Lyne Patel	Two storey side extension; demolish existing porch and rebuild slightly larger.
9.	<b>WASH COMMON</b>	<a href="#">25/00665/HOUSE</a>	27 Conifer Crest Newbury for Mr & Mrs Batt	Proposed entrance porch, two storey side extension and single storey side extension with internal alterations.
10.	<b>WASH COMMON</b>	<a href="#">25/00697/FUL</a>	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.

11.	<b>WEST FIELDS</b>	<a href="#">25/00572/FUL</a>	1 Batholomew Street, Newbury for Mr M Erturk	Instillation of extraction fan system to rear elevation.
12.	<b>WEST FIELDS</b>	<a href="#">25/00620/ADV</a>	Tidal Vape 24 Northbrook Street Newbury for Property with Andrew	Non illuminated wooden shopfront fascia sign.
13.	<b>WEST FIELDS</b>	<a href="#">25/00663/HOUSE</a>	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.	<b>WEST FIELDS</b>	<a href="#">25/00723/HOUSE</a>	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.	<b>WEST FIELDS</b>	<a href="#">25/00313/LBC</a>	21 - 23 The Broadway Newbury for East Street Securities Ltd	Temporary estate agent board - fixed to external wall at 1st floor level.

**Newbury Town Council**

Forward Work Programme for Planning and Highways Committee: 24.03.2025

**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

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
<b>2024</b>	
6 January	- Faraday Road Football club update
29 January	- Sandleford Park Liaison Group Update
24 February	- PROW Working Group Update - WBC regarding Pedestrianisation. - Faraday Road Football Ground Update.
24 Mach	- WBC Planning Processes information. - Prow Working Group
23 April 25	- Thames water Presentation. - Section 215 (postponed until further notice)
19 May 25	- Election of Chair & Deputy Chair - Canal Corridor WG - Town Centre WG / Master Plan update. - Rule 6 update
16 June 25	- Rule 6 Update