

10th June 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 16th June 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/83538415629?pwd=3FXunLZn9VyKI0LaWoaURIBWOXdaZN.1>
Meeting ID: 835 3841 5629 Passcode: 888622

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. 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.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 13th June 2025.
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 13th June 2025
- 6. Schedule of Planning Applications (Appendix 2)**
To comment on the planning applications listed at the attached schedule.

Town Hall, Market Place, Newbury, RG14 5AA

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7. Motion From Councillor Tony Vickers (Appendix 3)

To Consider motion from councillor Tony Vickers regarding Newbury Town Council supports local charity Newbury Environment & Wildlife Team (NEWT) in its project to create a new nature reserve on Thames Water land at Northcroft Meadows, close to the town centre and linked to Speen Moors Walk and resolves to work with NEWT, the District Council, Speen Parish Council to create a new public footpath for use by local residents and visitors to the town.”

8. Rule 6 – Eagle Quarter update

To receive update regarding the Planning inquiry of Eagle Quarter.

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 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 19th MAY 2025 AT 7.30PM.**

PRESENT

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

In Attendance

Kym Heasman, Committee Clerk

1. APOLOGIES

Councillors Phil Barnett (substitute Vera Barnett), Sam Dibas, Vaughan Miller, Graham Storey (substitute Steve Masters) & Tony Vickers

2. 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.

Councillor Jo Day declared a personal interest in Agenda Item 8, Appendix 2, Application no. 15 (Ref. [25/00957/HOUSE](#)) and took no part in the debate or vote at that time.

3. ELECTION OF CHAIR

Councillor Andy Moore nominated for Chair of Planning & Highways Committee

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor Jo Day

RESOLVED: that Councillor Andy Moore elected as Chairman for the Planning and Highways Committee for the year 2025/26.

4. DEPUTY CHAIRPERSON

Councillor David Harman nominated as Deputy Chair for the Planning & Highways Committee.

PROPOSED: Councillor Andy Moore

SECONDED: Councillor Steve Masters

RESOLVED: Councillor Harman elected as Deputy Chair for the Planning and Highways Committee for the year 2025/26.

5. MINUTES

PROPOSED: Councillor David Harman

SECONDED: Councillor Jo Day.

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 23rd April 2025, be approved, and signed by the Chairperson, with the addition of the meeting closing time.

6. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were 4 questions submitted from 2 members of the Public. The Planning & Highways Chairperson read out 3 of these questions, as the member of public could not attend in person.

Question 1 received and read out by the Chairperson:

"With regard to the Rule 6 Party for The Kennet Centre Appeal Has NTC entered itself as a standalone Rule 6 Party or is it joining with The Newbury Society, or if not is there a Statement of Common Ground, thank you?"

Chairperson responded with the following answer:

Yes we are a standalone rule 6 party.

Question 2 received and read out by the Chairperson:

"Re Kennet Centre Appeal - I understand the Appeal Inquiry proceedings will not be broadcast for the Public or available on catch-up, so given that many important and informative Inquiries are recorded and available to the Public & Planning Students who cannot attend and our Council is Rule 6, how does NTC feel about this decision not to broadcast which prevents students from using as a learning tool?"

Chairperson responded with the following answer:

Please Contact West Berkshire Council or the planning Inspectorate for further information on this matter. Should you wish to attend the inquiry in person you can contact West Berkshire Council. We do not know if this or isn't being streamed or recorded, or what purpose it may be used for. We do not have access to this information so cannot comment on it. Equally we are ruled by legislation. So, the answer is still the same: that you would need to contact West Berkshire Council or the Planning Inspectorate.

Question 3 received and read out by the Chairperson:

"I have been given an Action by NFADAG to obtain an update on the NTC River Lambourn/River Walk Restoration Project, and having searched all Council Meeting Agendas since 1st Jan I can find no reference in any to this important piece of Asset Management, so please can you confirm which Cttee will be reporting on this important Project given that the Canal Corridor WG reports to P&H Cttee, and can the relevant Cttee Chairperson provide me with an update please?"

Chairperson Responded with the following answer:

There is no update on this at the moment. Once there is one, I'm sure it will be put to the relevant committee agenda at that time.

The written answers have been provided to the member of the public who could not attend in person before the meeting.

Question Receive from Member of the Public in person:

“Given the volume of evidence provided by residents, will the committee support my application to add the footpath between Battery End and Falkland Road as a Public Right of Way to the Definitive map?”

The Chairperson responded with the following answer:

Thank you for this information and question. This item is list on our agenda to be discussed and we are happy to take all information into consideration at that item.

Item 10 on the agenda was taken at this point in the meeting and the record is at minute 10.

7. MEMBERS’ QUESTIONS AND PETITIONS

There were no questions received from members of the committee.

8. SCHEDULE OF PLANNING APPLICATIONS

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

9. LAMBOURN NEIGHBOURHOOD DEVELOPMENT PLAN

Members of the Committee agreed that there were no comments to be submitted on the Lambourn Neighbourhood Development Plan - Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment.

The Chairperson asked that the Committees Clerk write to Lambourn Parish Council and pass this over to the NDP Steering Group to review for the assistance in our own NDP.

10. CLAIMED PUBLIC FOOTPATHS

Councillor Nigel Foot declared that he is a portfolio holder at West Berkshire Council and would abstain from the vote.

PROPOSED: Councillor David Harman

SECONDED: Councillor Roger Hunneman

ABSTENTION: Councillor Nigel Foot

RESOLVED: That the ~~council~~ footpath between 17/19 Battery End & 19/21 Falkland Road should be included on the Definitive map as a Public Right of Way.

132. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Members received and update from Councillor Phil Barnett read by Substitute Councillor Vera Barnett. There were no applications for the Newbury Parish Area to be considered at the forthcoming WAP Meeting, and that there was no date yet for the “Old Town” Kennet Centre application to come to the WAP Committee.

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 the following:

- Review of Newbury Town Plan.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.46 HRS

CHAIRPERSON

Signature: _____ Date: _____

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / comments: Members Feel this over development, with lack of clarity on the plans. Members also agree with the views and comments made by the Suds officer. Members also notice from their observations that work appears to have already started.	<u>25/00591/HOUSE</u>	372 London Road, Newbury for Mr & Mrs Sonny Brazil.	Proposed 2 storey side and rear extension.
2	No objection	<u>25/00958/ADV</u>	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	Support	<u>25/00863/FUL</u>	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	No objection	<u>25/00861/HOUSE</u>	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	No objection	<u>25/00844/HOUSE</u>	66 York Road Newbury for Mrs R Williams	Demolish Existing Conservatory. Build single storey WC/Shower

6	No objection	25/00759/HOUSE	10 Croft Lane, Newbury for Mr & Mrs Embleton.	Single storey extensions and garage conversion with internal alterations.
7	No objection	25/00881/HOUSE	21 Croft Lane, Newbury for Mr T Belt	Extension and external alterations.
8	No objection	25/00931/FUL	Waitrose, Oxford Road, Newbury for John Lewis Partnership	Replacement of existing plant within the service yard and roof locations.
9	No objection	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).
10	No objection	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	No objection	25/01026/HOUSE	33 Valley Road Newbury for Mr & Mrs E Gregory	Single storey side extension.
12	Objection / comments: <ol style="list-style-type: none"> 1. Overlooking – Change of positioning to side window and appears to be clear glass rather than opaque glass, and the window is considerably larger than the current equivalent. 2. Concerns over ambiguity of the plans as they are lacking clarity. 	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	No objection	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	No objection	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	No objection	25/00957/HOUSE	1 Lipscombe Close Newbury for Mrs B Moffat	Single storey side extension.
16	No objection	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

**Planning and Highways Committee Meeting
Schedule of Planning Applications to be considered.
Monday 16th June 2025**

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	EAST FIELDS	25/01144/HOUSE	Floral Bank, Greenham Road, Newbury for Laurence Foreman	Ground Floor side and rear extension, instillation of rendered external insulation and imitation slate roofing to existing house, new retaining wall and vehicle hardstanding to garden.
2.	EAST FIELDS	25/01234/FULMAJ	Former Newbury Magistrates Court and No. 20 Mill Lane Newbury for Palady Homes Ltd	Section 73: Variation of Condition (2) Approved Plans of planning permission 21/03024/FULEXT: Erection of 28 no. 1 and 2 bedroom apartments, together with car parking, an ecological enhancement zone, landscaping and associated works
3.	SPEENHAMLAND	25/00968/HOUSE	42 Chaucer Crescent Newbury for Mr Emeka Okeke	Section 73A: 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).
4.	WASH COMMON	25/01117/HOUSE	2 Charles Street, Newbury for Mr C Miles	Alter roof design to improve first floor accommodation.
5.	WASH COMMON	25/01183/HOUSE	57 Conifer Crest, Newbury for Mr & Mrs J Patel	Proposed tow storey side extension and single storey rear extension following demolition of existing conservatory.
6.	WASH COMMON OUT OF DISTRICT	WBC Ref: 25/01213/ODD Basingstoke and Dean Ref: 21/03394/OUT	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge Andover Road Wash Water Hampshire for Bewley Homes	Out Of District Planning Consultation BDBC: 25/01226/CONDN - Application for discharge of condition 29 (Road Condition Survey) of planning permission 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated

				<p>landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road</p> <p>Note: original application was refused by Basingstoke and dean and granted at appeal by the Planning Inspectorate.</p> <p>NTC Comments Submitted to WBC 12.2021: Objection based on the lack of community centre (including the health and wellbeing centre) in Phase 1 of the development, that this is an overdevelopment of the site, the external noise pollution caused by the A34, potential poor air quality from the A34, and that this is a Adjacent District B&D Reference: 21/03394/OUT WBC Reference: 21/02967/OD Land At Watermill Bridge, Andover Road, Wash Water, Hampshire, for Bewley Homes Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre development in a flood plain. In addition, this site should conform to carbon neutrality. If the Planning Authority are minded to approve the application, it should be approve subject to inclusion of the community centre in phase 1 of the development.</p>
7.	WEST FIELDS	25/01172/FUL	West Street House, West Street, Newbury for AVIV FLB Investments Ltd	Replacement of existing windows with new double-glazed units.
8.	WEST FIELDS	25/01191/FUL	18 To 21 and 22 To 24 Bartholomew House, Bartholomew Street, Newbury for Emarek Ltd	Section 73a Variation of Condition (2) Approved Plans / Documents of planning permission 24/02691/FUL: Elevational alterations including changes to fenestration and shopfronts; Demolition of two storey structure in the alleyway, single storey timber link and single storey structure to the rear.

Northcroft Meadows Public Footpath

instigator of NEWT and this project. Cllr Martha Vickers, one of the two District Ward Members for Speen Ward, also spoke to him and offered to join volunteers in some conservation work.

Cllr Tony Vickers was Ward Member for the former Northcroft Ward from 2003 until 2015. He sponsored the Speen Moors Walk, which used the new Monkey Bridge to form a 3km accessible circular route out towards the bypass and was opened in 2006. Northcroft Ward covered only the Newbury part of Northcroft Meadows.

Tony and Martha are also both councillors on Newbury Town Council (NTC) and Tony is a member of its Planning & Highways (P&H) Committee, which has a working group looking at creating new public footpaths in the town which would make it easier to do journeys on foot for both essential and leisure purposes.

Cllr Steve Masters is also a member of the town council and [?] a trustee of NEWT, which is mostly in his Speenhamland Ward of the town. Cllr Steve Gourley is a member of both the District Council (and its Executive Member for Environment & Climate Change) and a member of Speen Parish Council.

This Proposal

As suggested to Rick at GreenFest, Tony would like to work with colleagues on local councils **to create a new shorter (1.3 km) recreational walk from Northcroft Leisure Centre using Northcroft Meadows**. Rick has agreed to this in principle and told Tony he thinks that residents of Speen Lane, whose gardens back onto the northern boundary of Northcroft Meadows, would also be in favour, as it makes a walking circuit for them with Hill Road to the east and NEWB/13A/4 public footpath to the west. However Rick asked Tony to carry out the research, as he himself prefers working on the practical conservation side with NEWT. Tony has experience of working on public rights of way matters.

It is quite well known that the area either side of the old Lambourn Valley Railway embankment, which forms the west boundary of NEWT's land, is used by rough sleepers and has for some years had a path running along the northern bank of the River Kennet from Northcroft Park onto the embankment and over it, then back down onto Moor Lane just before the bridge across the lane. Recently it has been used by others as its existence becomes more widely known.

The proposal would therefore be to claim that **the route shown above in packed purple line has been established by use “without let or hindrance” for 20 years.**

Northcroft Meadows Public Footpath

If all those with a legal right to use of the land across which the route goes are in agreement to voluntarily allow a Public Path Creation Order to be made under [s.30 of the Highways Act 1980](#), it should be possible for Newbury Town and Speen Parish councils to use their powers to achieve this with little involvement by the Definitive Map Modification Order (DMMO) officer of the District Council. If there are objections from these other parties, then the DMMO officer will need to lead the process. However much of the research and paperwork can be done by the town council.

Therefore the first action is to table a Motion to Newbury calling on NTC to work with Speen PC with the aim of achieving this.

Justification & resourcing

Although none of the land relating to Northcroft Meadows is owned or managed by NTC, in the NTC Strategy it says we will “Encourage & support actions to help make Newbury, as a whole, more environmentally-sustainable,”¹. The provision of a public footpath through an attractive nature conservation area linked to Speen Moors Walk will also help with NTC’s aim to “support visitors” to the town and be an additional facility to improve the wellbeing of residents.

The project is also in accord with the Corporate Strategy of the District Council, so that if their assistance through the DMMO officer is needed that ought to be available, as should any grants matched by Greenham Trust and other grant giving bodies.

The project requires minimal officer time and can be pursued by the working group NTC members and reports to P&H in collaboration with Speen PC and WBC when necessary. Any capital costs involved in making the path safe, accessible and educational ought to be obtained largely through grants and donations that NEWT has access to, notably from TW as freeholder. TW was a major sponsor of Speen Moors Walk.

Risks

The route of the path follows the top of the old railway embankment which, according to Rick, is owned by an absentee speculative landowner. If the owner objects or takes steps (legally or physically) to prevent access to the embankment then this could prevent

¹ 3. Take actions to address the climate emergency; A. Encourage and support actions that will make Newbury, as a whole, more environmentally sustainable;
3. Use our influence and network where appropriate and cost effective to: a) Support local community organisations in their ‘green initiatives’.

Northcroft Meadows Public Footpath

the proposed circular route being followed. However it might be possible to devise an alternative route that doesn't use the embankment.

DRAFT

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

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 – TBC - Newbury Town Design Statement review
August 25	<ul style="list-style-type: none"> - Eagle quarter Appeal update – TBC