

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 4th AUGUST 2025 AT 7.30PM.**

PRESENT

Councillors Phil Barnett, Vera Barnett (sub), Jo Day, Billy Drummond (sub), David Harman, Roger Hunneman, Ian Jee, Steve Masters (sub), Andy Moore (Chairperson), Elizabeth O’Keeffe (sub), Graham Storey, and Tony Vickers.

IN ATTENDANCE

Kym Heasman, Committee Clerk

Lucia Reale, Trainee Corporate Support Officer

38. APOLOGIES

Councillors Sam Dibas (substitute Vera Barnett), Nigel Foot (substitute Elizabeth O’Keeffe) David Marsh (substitute Steve Masters) and Vaughan Miller (Substitute Billy Drummond)

39. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Phil Barnett, Billy Drummond and Tony Vickers 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.

Councillors Pill Barnett Declared that he had been lobbied by Neighbour of applications 25/01670/LBC & 25/01669/FUL and would abstain in the Vote.

Councillors Phil Barnett and Tony Vickers Declared a prejudicial interest in relation to application 25/01559/FUL and would take no park it the vote.

Councillors Andy More and Elizabeth O’Keeffe declared that they had been lobbied in relation to application 25/01630/FUL.

Councillor Elizabeth O’Keeffe had been lobbied in relation to applications 25/01567/FUL & 25/01568/LBC.

40. MINUTES

PROPOSED: Councillor Graham Storey

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 7th July 2025, be approved, and signed by the Chairperson with the amended not that Council Chris Hood as substitute for Councillor David Harman.

41. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were no questions or petitions received from members of the public.

42. MEMBERS' QUESTIONS AND PETITIONS

There were no questions or petitions received from members.

31. 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 Councillors Phil Barnett and Tony Vickers Abstained in the voting of the following application recorded at Appendix 1 to these minutes:

- No 1. 25/01670/LBC & 25/01669/FUL
- No 7. 25/01559/FUL
- No 8. 25/01630FUL

43. APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 Application No: 25/01020/HOUSE for 19 Battery End, Newbury

Members noted the appeal and the previously submitted comments to WBC which will be passed on the Planning Inspectorate.

44. PROW WORKING GROUP UPDATE.

Members received update from Councillor Storey.

45. UPDATE FROM WESTERN AREA PLANNING

Members of the committee received an update from Councillor Phil Barnett that there are 15 applications waiting to go to Western Area Planning Committee, of which 2 are within the parish boundary. Applications for Waitrose and 1 Bartholomew Street.

The committee members also noted that the Application for "Old Town" is likely to be on the agenda for the Western Area Planning committee to be held 10th September.

46. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2025/26

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

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.00 HRS

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS
MONDAY 4TH AUGUST 2025**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / comment: Members are concerned: Flooding, Traffic and the building of residential in a predominantly commercial area.	<u>25/01670/LBC & 25/01669/FUL</u>	Hambridge Farm Hambridge Road Newbury for Hambridge Properties Limited	Conversion of buildings to form 3 residential dwellings, extension to garage and associated works. (Reconsideration of application reference 24/02423/LBC following the High Court Consent Order dated 9th July 2025).
2	Members felt this application should be subjected to full application due to the nature of the application and the concerns around parking.	<u>25/01533/PACOU</u>	Cabletime, 64 Greenham Road, Newbury for Twentworth Ltd	Change of use from Class E to 7 flats (3 x 1 bedroom/ 1 person, 2 x 1 bedroom/ 2 person, 1 x 2 bedroom/ 3 person, and 1 x 3 bedroom/ 4 person).
3	No objection	<u>25/01475/FUL</u>	Unit B Kennetside, Newbury for Mr Nigel Wilks	Installation of Aluminium shopfront with glazing, powder coated shutter installation of 5 compressors.
4	No objection	<u>25/01598/HOUSE</u>	26 Bartlemy Close Newbury for Mr & Mrs a Scrijver	Roof Conversion with dormers to two sides.
5	No objection / comment: Subject to the Matter of guttering on property and the boundary ownership being reviewed.	<u>25/01550/HOUSE</u>	91A Newtown Road Newbury for Mr Priyans Patel	Proposed single storey rear extension following conversion of garage into habitable room and demolition of an existing conservatory and side garage/store.
6	No objection	<u>25/01541/HOUSE</u>	10 Chandos Road, Newbury for Mr & Mrs Palmer	Proposed loft conversion with hip-to-gable conversion, rear dormer and front facing Velux.
7	No objection / comment: Subject to Visibility and Footpaths, Members	<u>25/01559/FUL</u>	Wash Water House Wash Water Newbury for Rivar Limited, Thomas H	Demolition of existing garage. Erection of tree detached dwellings and garages, one

	would also like to see a biodiversity net gain policy.		Marriage and Jethro J Marriage	replacement garage, access, landscaping, and ancillary development.
8	Members support this application.	25/01630/FUL	Pound Court Pound Street Newbury for Mr M Mushtaq	Change of use of 2 Pound Court from commercial (Use Class E) to a Place of Worship (Use Class F1).
9.	Members support this application.	25/01361/ADV	30-31 Northbrook Street, Newbury for Newbury T Szebeni	A new aluminium fascia board to be affixed across the shopfronts of 30 & 31 Northbrook St in Anthracite Grey 7016m. Lettering in Gold Pantone 871c or 872c over 31 Northbrook to read "LUSSO" over "LUSSOKITCHEN.CO.UK" with company logo "L" to the left. Lettering over 30 Northbrook to read "INDEPENDENT ITALIAN EATERY & BAR" over "PIZZA - PASTA - GELATO - COFFEE". A new double sided projecting sign to be installed over 31 Northbrook, aluminium panels powder coated Anthracite Grey 7016m, lettering in Gold Pantone 871c or 872c to read "LUSSO" over "ITALIAN EATERY & BAR" All as detailed on drawing Signage design Northbrook St. Digital advertising screen 475mm x 266mm in shopwindow of 30 Northbrook St to display restaurant menu, offers, products.
10.	Members support this application.	25/01360/FUL	30-31 Northbrook Street, Newbury for Mr T Szebeni	Restaurant fit out of 30 and 31 Northbrook Street. New signage, replacement of existing shopfront of 31 Northbrook Street with folding door. Aluminium frame finished Anthracite Grey 7016m, with 4 folding sections with clear DG 4mmmm Tuff Low E 1.1 CPV glazing. Installation of new extraction flu and fan along rear flat roof of 30 Northbrook

				Street. The addition of 3 A/C condensers on rear wall.
11.	No objection	<u>25/01499/ADV</u> & <u>25/01500/LBC</u>	Document House 7 - 9 Wharf Street Newbury for Mr M Wall	3no. New wall mounted fascia signs.
12.	No objection	<u>25/01305/LBC</u>	49-50 Northbrook Street, Newbury for Greenham Trust	Roof repairs due to leaks 49-50 Northbrook Street.
13.	No objection	<u>25/01482/FUL</u>	Unit A, Bamboo House, 11 Market Street, Newbury for Grainger PLC	Retrospective Planning Application for the installation of external louvres to the Northern elevation of Block A, Weaver Yard, Market Street to facilitate ventilation into the integral plan room.
14.	No objection	<u>25/01438/LBC</u> & <u>25/01437/FUL</u>	1 Bridge Street Newbury for Mr P Vaughan-fowler.	Retrospective instillation of ventilation extract – non cooking.
15.	No objection	<u>25/01489/ADV</u>	3-5 Bridge Street, Newbury for Lloyds TSB	New external Lloyds signage.
16.	Members support this application.	<u>25/01567/FUL</u> & <u>25/01568/LBC</u>	61 Bartholomew Street, Newbury for Mr Chaudhry Abbas	Change of use form Beauty Salon to Pharmacy and Associated Works.