



18th March 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 24th March 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/81688700520?pwd=U1sUxMQZMajAWHlzGOGnjB4IcqzJ0D.1>
Meeting ID: 816 8870 0520 Passcode: 800005

Kym Heasman
Committees Clerk

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

- 7. Presentation WBC Planning process.**
To receive presentation on the planning processes from West Berkshire Council Officers.
- 8. Schedule of Planning Applications (Appendix 2)**
To comment on the planning applications listed at the attached schedule.
- 9. PROW working Group**
To receive and approve recommendation from the PROW Working Group to submit applications on 3 footpaths.
- 10. Update from The Western Area Planning Committee**
To receive an update on any relevant business from the Western Area Planning Committee.
- 11. 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

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we can all be proud of.

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 24TH FEBRUARY 2025 AT 7.30PM.**

PRESENT

Councillors, Phil Barnett, Vera Barnett (sub) Jo Day, Nigel Foot, David Harman (Deputy Chair), Roger Hunneman, Ian Jee, Vaughan Miller, Andy Moore, Gary Norman (sub), Graham Storey and Tony Vickers

In Attendance

Kym Heasman, Committee Clerk

121. APOLOGIES

Councillors Sam Dibas (substitute Vera Barnett) & David Marsh (Substitute Gary Norman)

Councillor Tony Vickers gave apologies that he would need to leave the meeting early.

122. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Phil Barnett, Nigel Foot, David Marsh 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.

123. MINUTES

PROPOSED: Councillor Vaughan Miller

SECONDED: Councillor Andy Moore

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Wednesday 29th January 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 form members of the committee.

126. KENNET CENTRE REDESIGN PRESENTATION

Members received information and a presentation from Lochailort on the "Old Town" planning application that has been submitted to West Berkshire Council.

Members thanked Mr Hugo Haig for attending and provided this information.

127. PRESENTATION ON PEDESTRIANISATION

The committee received a presentation from an officer at West Berkshire Council with the latest updates on the Town Centre pedestrianisation.

Members thanked the West Berkshire Council Officer for his time and for presenting the information.

Councillor Tony Vickers left the meeting at 8.36pm.

128. SCHEDULE OF PLANNING APPLICATIONS

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

129. APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Members agreed with comments already submitted and noted that they had already been submitted to the Planning inspectorate from West Berkshire Council.

PROPOSED: Councillor Andy Moore

SECONDED: Councillor Vaughan Miller

RESOLVED: That the council would reapply for Rule 6 Party status, on the appeal application of Egal Quarter application. It was also agreed that councillors Andy More, David Harman and Vaughan Miller and invitation be extended meeting to discuss the evidence to be submitted for the inquiry

130. PROW WORKING GROUP UPDATE

Members received an update from the Prow working group

131. FARADAY FOOTBALL GROUND UPDATE

Councillor Vaughan Miller gave a verbal update on the Football Ground, and its plans going forward.

132. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Members received an update, with no applications being considered at the committee within the Newbury Parish boundary.

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

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

134. MOTION TO APPROVE APPLICATIONS FROM CLIMATE EMERGENCY.

PROPOSED: Councillor David Harman

SECONDED: Councillor Gary Norman

RESOLVED: That the motion to discuss the Grant Application previously considered and approved by the Climate Emergency Sub Committee held 4th December, for recommendation of approval at committee, be considered as an additional agenda item due to its unknown status prior to the agenda being published.

135. GRANT APPROVAL

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor Graham Storey

RESOLVED: To approve Grant as recommended by Climate Emergency Sub-Committee

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:26 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.	25/00196/HOUSE	7 Clay Hill Crescent, Newbury for Mark Morris & Carol Bees.	Proposed new front porch, internal alterations & rear dormer to existing loft conversion.
2	No objection.	25/00115/HOUSE	4 Pyle Hill, Newbury for Mr & Mrs Hutchins.	Rear first floor extension above existing ground floor.
3	No objection.	24/02656/HOUSE	14 Almond Avenue, Newbury for Pual Emberlin	Single storey rear extension.
4	No objection.	25/00010/HOUSE	2 Donnington Square, Newbury for Mr & Mrs Dabbs	Construction of a detached garage with south facing solar PV panels and existing dropped kerb to be widened.
5	No objection.	25/00148/REG4	Northcroft Leisure Centre, Northcroft Lane, Newbury for Everyone Active.	Section 73a: Variation of Condition (2) (Approved Plans) 3 (Hard Surface Materials) and 4 (Materials) of previously approved application 24/01602/REG4 : Proposed new single storey entrance lobby and canopy. New entrance facade cladding, new door/window openings and new roof top plant.
6	No objection.	25/00132/HOUSE	16 Falkland Road, Newbury for Mr & Mrs Lomax	Single storey rear extension and internal Alterations.
7	No objection.	25/00155/FUL	Carnarvon Place Flats, Carnarvon Place, Newbury for Sovereign Network Group.	Replacement of existing timber balcony infills to powder-coated aluminium panels supported by existing steel frames.
8	Support.	24/02780/FUL	58 Cheap Street, Newbury for Corn Exchange Newbury.	Section 73: Variation of Condition 2 (Approved Plans) of planning permission 22/01814/FUL: Change of use from Class E(b) (food & drink) to Sui Generis (learning/performing arts centre).
9	No objection.	25/00231/HOUSE	106 Gloucester Road Newbury for Mr & Mrs Oates	Single storey side extension following demolition of existing garage and lean-to.

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

Monday 24th March 2025

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL			
2.	EAST FIELDS	25/00077/HOUSE	13 Priory Road Newbury for Mr S Horwood	Retrospective construction of a wood framed garden room to replace dilapidated old shed.
3.	EAST FIELDS	25/00546/HOUSE	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.
4.	SPEENHAMLAND	25/00442/FUL	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.
5.	SPEENHAMLAND	25/00332/HOUSE	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.
6.	SPEENHAMLAND	25/00373/HOUSE	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.
7.	WASH COMMON	25/00320/HOUSE	11 Robins Close Newbury for Jane Fox	Front and Side extension to bungalow.
8.	WASH COMMON	25/00542/HOUSE	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.
9.	WASH COMMON	25/00417/HOUSE	30 Battle Road Newbury for Mr & Mrs White	Single storey extension to rear.
10.	WASH COMMON	25/00537/HOUSE	14 Battle Road Newbury for M J Hunt	Proposed two-storey side and rear extension with associated alterations.

11.	WASH COMMON	25/00337/HOUSE	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
12.	WASH COMMON	25/00465/HOUSE	3 Cary Close Newbury for Paul & Carol Bennellick	Rear Extension.
13.	WASH COMMON	25/00456/HOUSE	18 Falkland Road Newbury for Mr James Sopp	Proposed single storey extension with associated alterations
14.	WASH COMMON	25/00386/HOUSE	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.
15.	WASH COMMON	25/00535/HOUSE	34 Bunkers Hill Newbury for Mr & Mrs Hutcheson	Amendments to garage roof, new porch and internal alterations.
16.	WEST FIELDS	25/00291/FUL	Merlion House West Mills Newbury for Mr Goldsmith	Change of use from class E to new use class sui generis.
17.	WEST FIELDS	25/00318/HOUSE	5 Cleveland Grove Newbury for Mr & Mrs Parkinson	Replacement solid roof and glazing to existing rear conservatory.
18.	WEST FIELDS	25/00325/HOUSE	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.
19.	WEST FIELDS	25/00391/FULMAJ	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.
20.	West Fields	25/00446/FUL	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
21.	WEST FIELDS	25/00350/FUL & 25/00351/LBC	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.

22.	WEST FIELDS	25/00522/FUL	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.
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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.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
2024	
2 December	<ul style="list-style-type: none"> - Sandleford Park Liaison Group Update - Canal Corridor WG Relaunch - Section 215 updates
6 January	<ul style="list-style-type: none"> - Faraday Road Football club update
29 January	<ul style="list-style-type: none"> - Sandleford Park Liaison Group Update
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. - Thames water Presentation. - Prow Working Group
April 25	<ul style="list-style-type: none"> - Section 215 updates - Canal Corridor WG - Town Centre WG / Master Plan update.
May 25	<ul style="list-style-type: none"> - Election of Chair & Deputy Chair -