

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE  
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON  
MONDAY 6<sup>th</sup> JANUARY 2025 AT 7.30PM.

**PRESENT**

Councillors, Phil Barnett, Vera Barnett (sub), Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Steve Marsters, Andy Moore (Chairperson), Graham Storey and Meg Thomas (sub)

**In Attendance**

Kym Heasman, Committee Clerk  
Toby Miles-Mallowan, Chief Executive Officer

**96. APOLOGIES**

Councillors Jo Day (sub Steve Masters), Vaughan Miller (substitute Meg Thomas) and Tony Vickers (substitute Vera Barnett).

**97. DECLARATIONS OF INTEREST**

The Committee Clerk declared that Councillors, Phil Barnett, 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.

**98. MINUTES**

**PROPOSED:** Councillor Roger Hunneman

**SECONDED:** Councillor Ian Jee

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 2<sup>nd</sup> December 2024, be approved, and signed by the Chairperson.

**99. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

Question Received from Member of the Public:

*"Given my concerns about the removal of Policy ADDP2 for Newbury, the lack of design parameters, the exclusion of key brownfield sites (such as NEW1 - LR1E and Eagle Quarter) from the Local Plan, and the absence of modern policies for employment areas, renewable energy, and storage industries, could the Council clarify how it plans to address these gaps in the Local Plan to ensure sustainable and balanced development for Newbury?"*

Chairperson Responded with the following Response:

As this is in relation to Item 7 of the agenda (Minute No 102), we will have a discussion at that point in the meeting.

**100. MEMBERS' QUESTIONS AND PETITIONS**

There were no questions or petitions received from Members.

**101. SCHEDULE OF PLANNING APPLICATIONS**

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

**102. CONSULTATION ON THE WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 PROPOSED MAIN MODIFICATIONS**

It was agreed that some members of this committee would attend a meeting to discuss and draft a response to be brought back to the next scheduled Planning & Highways meeting 29<sup>th</sup> January for approval.

**103. PLANNING & HIGHWAYS COMMITTEE STRATEGY AMENDMENT**

**PROPOSED:** Councillor Steve Masters

**SECONDED:** Councillor Graham Storey

**RESOLVED:** That there would be no changes to the Strategy on traffic free Newbury.

**104. MEMBERS TRAINING**

Members received and noted the training courses.

**105. FARADAY ROAD FOOTBALL CLUB UPDATE**

Members were unable to receive update at this time.

**106. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

Members receive an update from Councillor Phil Barnet, and noted that the District Planning meeting is scheduled to take place on the 8<sup>th</sup> January, discussing the Eagle Quarter Application.

**107. 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 20:09 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	Support	<a href="#">24/02330/HOUSE</a> & <a href="#">24/02331/LBC</a>	43 Shaw Road Newbury for Mr P Kettel	The installation of 9 solar panels to the rear of the property, 6 to the rear of the main roof and 3 to the roof of the extension. Installation of battery, control unit and associated wiring to the rear of the extension.
2	Objection / comment: Members of the committee do not feel that this case justifiable for change of condition and agrees with the Highways Team comments.	<a href="#">24/02418/FULMAJ</a>	Sterling Gardens Hectors Way Newbury for Nelson Land Limited	Section 73A: Application to remove Condition 5 (Carpark Management) of 22/00039/NONMAT (later amended by 24/00099/NONMAT) – Non Material Amendment to 19/02546/FULEXT – Section 73A: Variation of Condition 2 (Approved Plans) of previously approved application (15/00319/FULEXT): Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a new link road, car parking and landscaping.
3	No objection	<a href="#">24/02650/FUL</a>	Unit 5 Newbury Retail Park Pinchington Lane Newbury for F & C Commercial Property Holdings Ltd	Proposed works to rear and side elevations
4	No objection	<a href="#">24/02729/HOUSE</a>	4 Greenlands Road Newbury for Mr M Savory	Two storey side extension and single storey rear extension and enlarged driveway.
5	No objection / comment: Subject to the concerns of the highways officer.	<a href="#">24/02735/HOUSE</a>	40 Castle Grove Newbury for Mr & Mrs Lawson	Proposed two-storey side extension, part two-storey / part single-storey rear extension and new front porch.
6	No objection	<a href="#">24/02730/HOUSE</a>	Allways Tydehams Newbury for Mr R Greenwell	Extension and alteration works to remove the existing external covered seated area at rear of property and form a new garden room, home gym,

				ancillary accommodation to link to the existing garage, and raising the roof to the existing garage to provide an annex.
7	No objection	<a href="#">24/01523/FUL</a> Reconsultation	Union Place 31 Bartholomew Street Newbury for Dorien Road Ltd.	Replacement of front elevation commercial window with windows to match style and opening sizes above, install new door to side elevation with glass canopy over, block up bin store opening with window and create opening into existing commercial E Class area.
8	No objection	<a href="#">24/02186/LBC</a> &	8 Madeira Place Newbury for Mr B Richardson	To replace an unsafe coal powered back boiler with a new gas boiler.
9	No objection	<a href="#">24/02527/FUL</a> & <a href="#">24/02528/LBC</a>	6 Northbrook Street Newbury for AXIS Architecture	Replacement of principle entrance doors on a like for like basis.
10	No objection	<a href="#">24/02590/LBC</a> & <a href="#">24/02584/ADV</a>	Document House 7 - 9 Wharf Street Newbury.	Retrospective 4no New wall mounted fascia signs.
11	No objection	<a href="#">24/02241/FUL</a>	1 Bowdown Court Bartholomew Street Newbury for Stonewater South East	Proposed replacement windows.
12	No objection	<a href="#">24/02638/FULMAJ</a>	11 - 15 Bartholomew Street Newbury for Pegasus Homes Ltd	Section 73 - Vary condition 9 'Age restriction' of approved application 20/02699/FULEXT: Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with undercroft and surface parking provisions. Section 73 variation of Condition 16 (Approved Plans) and 17 (Landscaping) of planning permission 18/01827/FULEXT.
13	No objection / comment: Provided that the hedge is retained, and a condition is in	<a href="#">24/02663/FUL</a>	The Old Farmhouse 3 Kennet Road Newbury for Four Acre.	S73 Variation of conditions 2-Plans and 11-Parking, of previous application 24/00398/FUL: Erection of a replacement dwelling (consented under planning

	place for suitable maintenance going forward.			reference: 23/00870/FUL for the change of use of outbuilding to one dwelling at The Old Farmhouse 3 Kennet Road Newbury RG14 5JA) together with associated cycle, refuse, EV charging, and landscape works
14	No objection	<a href="#">24/02745/MDOPO</a> <a href="#">2</a>	11 - 15 Bartholomew Street Newbury for Pegasus Homes Ltd	Request under section 106 to modify the planning obligations within the Legal Agreement dated 18/1/2019 in relation to planning permission 20/02699/FULEXT. Amending the care obligations and age requirements of the development.
15	No objection	<a href="#">24/02672/LBC</a>	17 - 21 Bartholomew Street Newbury for Barts Newbury Ltd.	Close up two non-original doorways between No.17 and No.18 - one at ground floor and one at first floor
16	Support / comment: Members support this application subject to archaeology considerations.	<a href="#">24/02711/FUL</a>	Waterside Youth and Community Centre Waldegrave Place Northbrook Street Newbury for Berkshire Youth Limited.	Section 73A - Application for Variation of Condition 2 following Grant of Planning Permission 19/01672/FUL - Refurbishment, partial demolition and extension of existing Community Youth Centre to modernise and enhance the facilities together with hard landscaping, boundary treatment and external lighting.
17	No objection	<a href="#">24/02691/FUL</a>	18 To 21 and 22 To 24 Berkshire House Bartholomew Street Newbury for Emarek Ltd.	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.
18	No Comment.	<a href="#">24/02510/FUL</a>	The Kiosk Victoria Park, Park Way Newbury for Newbury Town Council	Repurposing of existing kiosk café building to provide indoor/outdoor seating areas, catering facilities, public toilets, changing facilities and storage with alterations and additions to existing elevations and recladding and reroofing existing storage building.