

---

**From:** Kym Heasman <kym.heasman@newbury.gov.uk>  
**Sent:** 05 April 2024 13:47  
**To:** Planapps  
**Cc:** Andy Moore  
**Subject:** Planning & Highways Committee Meeting - Consultation Comments 25.03.2024

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

---

Please see below Newbury Town Council's Planning & Highways comments from the planning committee held Monday 25<sup>th</sup> March 2024.

I would appreciate if you could forward these to the appropriate case officers.

## APPENDIX 1

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

| RUNNING ORDER | RESOLUTION   | APPLICATION NUMBER              | LOCATION AND APPLICANT   | PROPOSAL   |
|---------------|--------------|---------------------------------|--|--|
| 1             | Objection    | <a href="#">24/00348/FUL</a>    | Coley Farm Stoney Lane<br>Ashmore Green Thatcham for<br>CALA Homes Chiltern Ltd                  | Erection of 6 dwellings with associated access, car parking and landscaping.   |
| 2             | No objection | <a href="#">23/01100/RESMAJ</a> | History 3 Newbury<br>Racecourse, Racecourse Road<br>Newbury for David Wilson<br>Homes (Southern) | Application for Approval of Reserved Matters following Outline Approval 09/00971/OUTMAJ - Redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative, and visitors facilities; new hotel and hostel; replacement children's nursery; the permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of the golf course; up to 1,500 dwellings; local centre; combined heat and power district heating |

|   |  |                                 |   |   |
|---|--|---------------------------------|---|---|
|   |  |                                 |   | system; new and improved accesses; parking for visitors, staff and residents; open space and landscaping, signage, service infrastructure, and associated uses (minor changes to application 08/02201/OUTMAJ). Matters to be considered: Appearance, Landscaping, Layout and scale.   |
| 3 | No objection   | <a href="#">23/02667/RESMAJ</a> | History 2 Newbury Racecourse<br>Racecourse Road Newbury for<br>David Wilson Homes<br>(Southern) | 23/02667/RESMAJ   Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearance, Landscaping, Layout And Scale. |
| 4 | Support / comment:<br>Members stated that they would like to see the removal of communal bathrooms.<br>Request of a Tree survey to be carried out. | <a href="#">24/00313/LBC</a>    | Wessex House 22 Oxford Road<br>Newbury for Greenham Trust                                       | Change of use of original building at Wessex House to HMO with 7 bedrooms, communal kitchen/dining area and communal bathrooms, and 7 flatlets in annexe with ancillary meeting room and laundry area.  |
| 5 | Support / comment:<br>Members stated that they would like to see the removal of communal bathrooms.  | <a href="#">24/00312/FUL</a>    | Wessex House 22 Oxford Road<br>Newbury for Greenham Trust                                       | Change of use of original building at Wessex House to HMO with 7 bedrooms, communal kitchen/dining area and communal bathrooms, and 7 flatlets in annexe with ancillary meeting room and laundry area.  |

|    |   |                                 |  |  |
|----|---|---------------------------------|--|--|
|    | Request of a Tree survey to be carried out.   |                                 |  |  |
| 6  | No objection.   | <a href="#">24/00069/LBC</a>    | Festival House 39 Oxford Street Newbury for Quintons (Newbury) Limited | Internal Alterations to regularise the changes to the fabric of building and to facilitate the Change of Use permitted under 23/01031/FUL (B1 office use to C3 residential use (single residential dwelling))  |
| 7  | Objection/comment:<br>The changes in the resubmission are minor and do not override out previous objection. | <a href="#">23/02094/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 residents ancillary facilities; commercial, business and service floorspace including office (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 and multi storey car park. |
| 8  | No objection  | <a href="#">24/00428/FUL</a>    | Radnor House 28 Bartholomew Street Newbury for Heartwood Group         | S73: Variation of Conditions 2 (Approved Plans), 3 (CMS) and 4 (Cycle Parking) of previously approved application 21/02176/FUL: Change of use of 28 and 28A from office use (Class E) to hotel use (Class C1) and use of 26 as a restaurant with ancillary flexible work space (as permitted under the current use of the building under Class E)  |
| 9  | No objection  | <a href="#">24/00429/LBC</a>    | Radnor House 28 Bartholomew Street Newbury for Heartwood Group         | S73: Variation of Conditions 2 (Approved Plans), 3 (CMS) and 4 (Cycle Parking) of previously approved application 21/02176/FUL: Change of use of 28 and 28A from office use (Class E) to hotel use (Class C1) and use of 26 as a restaurant with ancillary flexible work space (as permitted under the current use of the building under Class E)  |
| 10 | Objection/ Comment:<br>Over development of site.  | <a href="#">24/00398/FUL</a>    | The Old Farmhouse 3 Kennet Road Newbury for Four Acre                  | Erection of a replacement dwelling (consented under planning 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.  |
| 11 | No objection / comment:<br>- Members would like to see a contribution to the car club,<br>- Subject to comments submitted by environment officer being taken in to consideration. | <a href="#">24/00376/FUL</a> | 81 - 82 Northbrook Street Newbury for Rosedale Property Holdings Limited | Change of use of part (rear) ground-floor, first and second floors (Use Class E) to 7no. self-contained (2no. one-bedroom and 5no. two-bedroom) residential units (Use Class C3); together with provision of balconies, alterations to elevations, bicycle parking, and residential and commercial refuse facilities |

## APPENDIX 1

### APPLICATION FOR PRIOR APPROVAL

| RUNNING ORDER | RESOLUTION   | APPLICATION NUMBER             | LOCATION AND APPLICANT                                    | PROPOSAL  |
|---------------|--|--------------------------------|---|---|
| 1             | Objection / comment:<br>This is within flood zone 3 and concerns over residential being on ground floor. A full application is required. | <a href="#">24/00315/PACOU</a> | West Street House West Street Newbury for BMR Edgware Ltd | Application to determine if prior approval is required for a proposed: The proposal comprises the change of use of all four floors of the existing building (ground-third) from office floorspace (Class E) to provide 2,810 sqm of residential floor space (Class C3). This proposal seeks to deliver 49 self-contained units. |

Kind Regards,  
Kym Heasman (Mrs)



**KYM HEASMAN**

Corporate Services Officer  
Corporate Services

T 07951 268 883

E [kym.heasman@newbury.gov.uk](mailto:kym.heasman@newbury.gov.uk)

W [www.newbury.gov.uk](http://www.newbury.gov.uk)

Follow us:    

Newbury Town Council, Market Place, Newbury, Berkshire, RG14 5AA, United Kingdom

**Mayor's Charities 2023/24 - West Berkshire Homeless & Mayors Benevolent Fund**

***Making Newbury a Town we can all be proud of***

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---