

Supplemental Items for Western Area Planning Committee

Wednesday 18 March 2026 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I		Page No.
(1)	25/02139/REG3 Faraday Road Football Ground Faraday Road Newbury RG14 2AD Proposal: Erection of floodlighting Location: Faraday Road Football Ground Faraday Road Newbury RG14 2AD Applicant: West Berkshire District Council Recommendation: To DELEGATE to the Development Manager to GRANT PLANNING PERMISSION subject to conditions.	3 - 6
(2)	25/00572/FUL 1 Bartholomew Street, Newbury, RG14 5LL Proposal: Installation of extract fan system to rear elevation Location: 1 Bartholomew Street, Newbury, RG14 5LL Applicant: Mr M Erturk Recommendation: Conditional approval	7 - 8



Supplemental Items

Western Area Planning Committee to be held on Wednesday 18 March 2026 *(continued)*

Sarah Clarke.

Sarah Clarke

Executive Director - Resources

For further information about these items, or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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West Berkshire
C O U N C I L

**WEASTERN AREA PLANNING COMMITTEE
DATED 18 03 2026**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 25/02139/REG3, Faraday Road Football Ground Faraday Road, RG14 2AD 23-56 Pages
Item (2) 25/00572/FUL, 1 Bartholomew Street, Newbury, Page 57

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE

18TH MARCH 2026

UPDATE REPORT

Item No: (1) **Application No:** 25/02139/REG3 **Page No.** 23-56

Site: Faraday Road Football Ground Faraday Road Newbury RG14 2AD

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Environment Agency:	<p>Updated their response to raise no objections.</p> <p>“Thank you for consulting us on the amended application above, on 9 March 2026. We understand that the proposed development has been revised. It is now for erection of floodlighting only, with resurfacing of the football pitch no longer forming part of the proposal.”</p> <p>Going on to state they have no objections</p>
Natural England:	<p>Thank you for your consultation on the above dated 06 March 2026 which was received by Natural England on 06 March 2026</p> <p>NO OBJECTION</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Natural England’s generic advice on other natural environment issues is set out at Annex A.</p>

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

9.	<p>Community Use Agreement</p> <p>Within 6 months of the date of this permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to outdoor sports facilities, changing and car parking and include details of pricing policy, hours of use, access by non- educational establishment users and community users, other than the host club, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p>
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	<p>Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy SP10 Green Infrastructure and the National Planning Policy Framework.</p>
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WESTERN AREA PLANNING COMMITTEE 18 MARCH 2026

UPDATE REPORT

Item No: 4.(2) **Application No:** 25/00572/FUL **Page No.** 57

Site: 1 Bartholomew Street, Newbury, RG14 5LL

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

There are no other updates for this application.

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