Supplemental Items for Western Area Planning Committee

Wednesday 16 September 2026 at 6.30 pm

in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

(1) **26/00555/REG3 Former Old Peoples Home, Chestnut Walk, Hungerford** 5 - 8

Proposal: Proposed change of use from Class C2 (Residential Institution) to Class C1 (Hotel/Hostel) to provide supported temporary accommodation with onsite management and security measures. Construction of new Air source heat pump compound and cycle store. Relocation of bin store.

Location: Former Old Peoples Home, Chestnut Walk, Hungerford

Applicant: West Berkshire Council

Recommendation: The Development Control Manager be authorised to grant conditional permission.

Supplemental Items
Western Area Planning Committee to be held on Wednesday 16 September 2026
(continued)

(2) **25/01863/FULMAJ & 25/01864/LBC Newbury Manor Hotel London Road Newbury RG14 2BY** 9 - 10

Proposal: Proposed removal of modern hotel extensions to the listed building Newbury Manor; removal of Millwaters Cottage. Restoration of Newbury Manor and conversion to two semi-detached homes. Erection of 23 new dwellings including roadways, and turning areas (providing a total of 25 dwellings overall). Car and cycle parking; landscaping; energy enhancements; and biodiversity gains.

Location: Newbury Manor Hotel London Road Newbury RG14 2BY

Applicant: SCP Newbury Manor Ltd

Recommendation: 25/01863/FULMAJ PROVIDED THAT a Section 106 Agreement has been completed within 6 months (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in section 8 of this report (or minor and inconsequential amendments to those conditions authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee).

Or, if the Section 106 legal agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in this report.

25/01864/LBC to delegate to Development Manager to GRANT LISTED BUILDING CONSENT.

Sarah Clarke
Executive Director - Resources
For further information about this/these item(s), 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 COUNCIL

WESTERN AREA PLANNING COMMITTEE
DATED 16 09 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 4(1) 26/00555/REG3 Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford RG17 0DB Pages 19-41

Item 4(2) 25/01863/FULMAJ & 25/01864/LBC Newbury Manor Hotel, London Road, Newbury RG14 2BY Pages 43-93

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE
16 SEPTEMBER 2026

UPDATE REPORT

Item No:	4(1)	**Application No:**	26/00555/REG3	**Page No.**	19-41

Site: Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford, RG17 0DB

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1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	No additional public representations received.
Thames Valley Police	Objection received Friday 11th September 2026 The 24hr staff presence and security are only proposed initially and is intended to be reviewed. 24hr staff presence will be essential in the absence of addressing layout concerns. It will not be possible to conclude that 24hr staff presence is not required on the basis of no issues occurring, as occupants will change over time and new issues may arise. 24hr security staff should be a requirement for as long as the use is in operation, and this should be conditioned. Further comment received Monday 14th September 2026 TVP understood that it was the intention to make changes to the internal layout to aid compartmentation and change the location (and details) of the cycle storage area. If this can be dealt with through conditions, and the Council is minded approving the application with recommendations, TVP has nothing further to add.

2.1. The Housing Service compiled a supplementary statement outlining the management and occupancy arrangements for the proposed development.

2.2. The latest objection by Thames Valley Police relates to the proposed development's management and matters of safeguarding. Such issues do not relate to whether the proposed use of the site is acceptable and are therefore not a material planning consideration. However, the Housing Service has indicated that they remain committed to ensuring that the development is managed responsibly with safeguarding matters being a high priority, particularly as children would be accommodated.

2.3. It is not possible to condition internal layout amendments; however, this matter would be discussed further with Thames Valley Police if Members approve the application subject to the recommended condition regarding the provision of access control details. Thames Valley Police would need to be satisfied that the proposed access control provisions are acceptable and that layout amendments are no longer necessary.

2.4. Any internal layout changes would not be classed as “development” under the Town and Country Planning Act and would not require planning permission.

2.5. The Housing Service has indicated that 24hr on-site security presence will be provided initially. This may be reviewed at a later date if appropriate. Any future amendments to the provision of 24hr onsite staff presence would be evidence-led, proportionate, and subject to an appropriate risk assessment.

3. Updated Recommendation

3.1. The recommendation remains as set out in the agenda committee report.

WESTERN AREA PLANNING COMMITTEE
16TH SEPTEMBER 2026

UPDATE REPORT

Item No:	4(2)	**Application No:**	25/01863/FULMAJ & 25/01864/LBC	**Page No.**	43-93

Site: Newbury Manor Hotel, London road, Newbury RG14 2BY

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1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updated Recommendation

The recommendation for 25/01863/FULMAJ remains as set out in the agenda committee report, subject to the following amendments to the proposed Heads of Terms for the Legal Agreement. Due to the viability of the site, there isa surplus of £100,740 which is available for affordable housing contributions and the contributions towards primary healthcare. It is suggested that this is split between affordable housing and the primary healthcare contribution.

1	**Affordable housing (Amended)** A contribution is required towards the off-site provision of affordable housing of £75,367
2	**Site Amenities** To secure measures to ensure that the open space to the north and south of the River Lambourn, the weir and riparian areas are managed in the long term though a management company.
3	**Carbon offsetting** To provide a payment to address the shortfall in net zero carbon emissions from the development of £22,274.48
4	**Safeguarding Land** To provide land within the application site that will be safeguarded for the provision of a cycle route.
5.	**Contribution to Primary Healthcare** A contribution is required towards improvements in primary healthcare of £25,373
6.	**Council's Costs** To pay the Council for the reasonable legal costs incurred in the review, negotiation, preparation and execution of the section 106 legal agreement or Unilateral Undertaking through an administration fee.

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