Notice of Meeting

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Western Area Planning Committee

Wednesday 16 September 2026 at 6.30pm

in the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: Link to Western Area Planning Committee broadcasts

You can view all streamed Council meetings here: Link to West Berkshire Council - Public Meetings

If members of the public wish to make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on 15 September 2026 by emailing planningcommittee@westberks.gov.uk.

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday 8 September 2026

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 or email planningcommittee@westberks.gov.uk.

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

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing executivecycle@westberks.gov.uk.

West Berkshire COUNCIL

To: Councillors Phil Barnett (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Martin Colston, Paul Dick, Nigel Foot, Denise Gaines, Tony Vickers and Howard Woollaston

Substitutes: Councillors Antony Amirtharaj, Dennis Benneyworth, Carolyne Culver, Billy Drummond and Stuart Gourley

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).

2. **Minutes** 7 - 20
To approve as a correct record the Minutes of the meeting of this Committee held on 14 May 2026.

To approve as a correct record the Minutes of the meeting of this Committee held on 15 July 2026.

To approve as a correct record the Minutes of the meeting of this Committee held on 19 August 2026.

3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' Code of Conduct.

4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).

(1) **26/00555/REG3 Former Old Peoples Home, Chestnut Walk, Hungerford** 21 - 44

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.

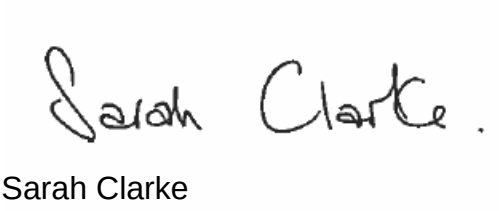
(2) **25/01863/FULMAJ & 25/01864/LBC Newbury Manor Hotel London Road Newbury RG14 2BY** 45 - 96

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.

Background Papers

1. The statutory development plan for West Berkshire. This comprises a suite of documents available online: https://www.westberks.gov.uk/article/40121/Current-Development-Plan-for-West-Berkshire

2. Other local planning policies, including supplementary planning documents: https://www.westberks.gov.uk/planning-policy
3. The National Planning Policy Framework: https://www.gov.uk/government/publications/national-planning-policy-framework--2
4. The Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance
5. The case file for the individual applications, comprising all plans, supporting documentation, consultation responses, and any representations received. A link is provided to the relevant file in each application report.
6. Any previous planning applications for the site: https://publicaccess.westberks.gov.uk/online-applications
7. Any other background information specifically mentioned in the application report



Sarah Clarke
Executive Director - Resources
West Berkshire District Council

If you require this information in a different format or translation, please contact Stephen Chard on (01635) 519462.