

**Note for Members**

Under the terms of the delegation agreement, Members are reminded that if that if they wish any applications to be referred to the Area Planning Committee they should obtain the agreement of the Chairman and complete the pro forma document which should be forwarded to the Head of Development and Planning or emailed to [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk), marked Committee Call In. Proposals which fall outside the categories appropriate for delegation will automatically be reported to Committee along with any applications where the relevant number of objections are received. Members are also reminded that applications suffixed PAD56, PASSHE, PACOU, DEMO, AGRIC, PIP, LDO, TPW, TPC, OOD or CERTP require any comments to be submitted to the Case Officer within 7 days and cannot be called to Committee either because there are statutory limits on the determination period or they are matters of fact and law only.

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Aldermaston Parish Council	25/00969/TPC	Mrs Claire Moore	Acres View Paices Hill Aldermaston Reading RG7 4PG	T1 - Silver Maple: Approx 8 metres with 6 metre spread. Reduce the tree to a finished size of 5.5m tall and 4 metre spread T2 - Magnolia: Approx 3 metres with 2.5 metre spread. Reduce tree to a finished height of 2 metres and a 2.5 metre spread	Jon Thomas  01635 519611	10/06/2025
Aldworth Parish Council	25/01000/TPC	Stuart Hart	Whinwhistles Aldworth Reading RG8 9RR	Fir, Hawthorn and 1x dead tree: Remove	Jon Thomas  01635 519611	09/06/2025
Basildon Parish Council	25/00898/HOUSE	Mr and Mrs Jonathan Sandbach	Sakura Upper Basildon Reading RG8 8LU	Insertion of first floor window.	Lewis Richards  01635 519916	03/06/2025
Basildon Parish Council	25/00977/TPW	Paul Adams	Willowcombe Pangbourne Road Upper Basildon Reading RG8 8LN	2x Beech: Carry out maintenance including removal of two large lower branches which overhang the garden and remove/tidy lower branches closest to the house.	Jon Thomas  01635 519611	20/06/2025
Bradfield Parish Council	25/00991/TPW	SNG	Land In Front Of 1 - 11 Admoor Lane Bradfield Southend	T1 - Oak: at entrance to road. Install wooden bollards in the grass area, adjacent to the kerbline to prevent vehicle parking within the rootzone of the tree	Jon Thomas  01635 519611	20/06/2025

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Brimpton Parish Council	25/00589/PASSHE	Tufan Hashemi	Hillcourt Lodge Brimpton Road Brimpton Reading RG7 4SS	Application to determine if prior approval is required for a proposed: Larger Home Extension - Rear extension to create a new living area, incorporating a lounge, games area, and a third bedroom with an en-suite. Side extension to add two new bedrooms and a spacious open-plan kitchen-dining area. Dimensions 8m beyond rear wall, 4m height, 2.40m eaves height	Lesley Humphries  01635 503024	11/06/2025
Bucklebury Parish Council	25/00900/FUL	Jason and Belinda Chaffer	Beenham Hatch The Avenue Bucklebury Reading RG7 6NR	Erection of a barn to house sheep and store hay.	Gemma Kirk  01635 519495	25/06/2025
Bucklebury Parish Council	25/00804/HOUSE	Mr R D Hartley Russell	Bucklebury House Bucklebury Reading RG7 6RR	Erection of new entrance hall building, associated alterations and works.	Donna Toms  01635 519439	23/06/2025
Bucklebury Parish Council	25/00805/LBC	Mr R D Hartley Russell	Bucklebury House Bucklebury Reading RG7 6RR	Erection of new entrance hall building, associated alterations and works.	Donna Toms  01635 519439	23/06/2025
Burghfield Parish Council	25/00972/TPW	Mr Andrews	8 Auclum Close Burghfield Common Reading RG7 3DY	T5 - Oak: Fell to ground level	Jon Thomas  01635 519611	19/06/2025
Chieveley Parish Council	25/00985/FUL	SPD Creations Ltd	Land South Of Dunedin Long Lane Cold Ash Thatcham	Retrospective continued use of land for a kiln dried log business; including retention of various moveable structures such as log kiln, storage units and caravan (non-residential); widening/altering the existing access	Jake Brown  01635 519447	20/06/2025

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Chieveley Parish Coun	25/00929/CERTE	Bruce Robertson	6 Snelsmore Barns Snelsmore Newbury RG14 3BU	Certificate of Lawfulness of Existing Use for 12 x Solar PV panels to South Facing Roof.	Isabel Oettinger  01635 519683	12/06/2025
East Garston Parish Council	25/00993/TPC	Mark Rogers	Meadow Cottage Back Street East Garston Hungerford RG17 7EX	Walnut Tree - Main limbs has a substantial crack along it's length, remove the entire limb back to the trunk.	Ed Jennings  07585882685	06/06/2025
Enborne Parish Council	25/00851/PIP	Mr M Hopkin	75 Fifth Road Newbury RG14 6DT	Application for Permission in Principle for one Self Build dwelling house	Harriet Allen  01635 519496	28/05/2025
Enborne Parish Council	25/00925/PACOU	Edge Architecture	Wash Common Farm Enborne Street Newbury RG14 6RB	Application to determine if prior approval is required for a proposed: Change of use of existing barn to the west of Wash Common farmyard to form a new dwellinghouse	Matthew Shepherd  01635 519583	24/06/2025
Great Shefford Parish Council	25/00888/HOUSE	Mr Parr and Mrs Stubbs	29 Spring Meadows Great Shefford Hungerford RG17 7EN	Proposed two-storey side extension following demolition of existing conservatory	Cheryl Willett  01635 519386	02/06/2025
Hampstead Norreys Parish Council	25/00919/FUL	Yattendon Estate	Wyld Court Farm Wyld Court Hill Hampstead Norreys Thatcham RG18 0TN	Section 73: Variation of Condition 2 (Approved Plans) and 4 (Electric Charging Point) of planning permission 22/01437/FUL (Planning application for the change of use of a grain storage building to B8 use class).	Matthew Shepherd  01635 519583	09/06/2025
Hamstead Marshall Parish Council	25/00683/FUL	Carter Jonas LLP	Rickety Gate Farm Hamstead Marshall Newbury RG20 0JH	Retrospective siting of a mobile home.	Jake Brown  01635 519447	20/06/2025

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Hermitage Parish Coun	25/00934/HOUSE	Mr D Wallis	Pine Lodge Deacons Lane Hermitage Thatcham RG18 9RJ	Single storey side and rear extension including first floor side extension to form bedroom.	Cheryl Willett  01635 519386	17/06/2025
Hungerford Town Council	25/00831/LBC	ROXTON BAILEY ROBINSON LIMITED	25 High Street Hungerford RG17 0NF	Alterations to existing offices to sub-divide ground, first and second floor offices into 2 separate tenancies.	Cheryl Willett  01635 519386	17/06/2025
Inkpen Parish Council	25/00305/DEMO	West Berkshire Council	Inkpen Primary School Weavers Lane Inkpen Hungerford RG17 9QE	To demolish an existing and unused end of life modular classroom and toilet.	Cheryl Willett  01635 519386	26/05/2025
Kintbury Parish Council	25/00725/TPW	Evolution Tree Surgery	Land To The Rear Of 12 The Millards Kintbury Hungerford RG17 9AH	T1- Oak: prune limbs (crown raise) up to 12m overhanging boundary fence to allow more light for less dominant plants and shrubs T2- Oak: prune (crown raise) limbs up to 12m overhanging boundary fence to allow more light for less dominant plants and shrubs T3- Oak: prune (crown raise) limbs 12m overhanging boundary fence to allow more light for less dominant plants and shrubs	Ed Jennings  07585882685	26/06/2025
Lambourn Parish Council	25/00874/TPW	Gavin Moffatt	5 Stork House Drive Lambourn Hungerford RG17 8ND	T1 - Lime - Pollard, reduced by 2.8m in height and 2.1m in radius. T3 - Lime - Pollard, reduced by 3.1m in height and 2.7m at its longest radius. T2 - Horse Chestnut - Dead and in need of removal	Ed Jennings  07585882685	23/06/2025
Lambourn Parish Council	25/00909/FUL	Charles and Meregan Norwood	Windy Hollow Stables Sheepdrove Lambourn Hungerford RG17 7XA	Extension to existing one bedroom flat via change of use of existing stable.	Lauren Hill  07955264733	05/06/2025

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Newbury Town Council	25/00613/FUL	Greggs Plc	28 - 29 Northbrook Street Newbury RG14 1DJ	New signage, air conditioning condenser units and extract grille and shopfront	Alistair Buckley  01635 519405	18/06/2025
Newbury Town Council	25/00856/FUL	Hooksom Ltd	James House 27 London Road Newbury RG14 1JL	Section 73: Variation of condition 2 (approved plans) of previous application 24/02142/FUL: Change of the front window to match the upper floors with the addition of air bricks.	Isabel Oettinger  01635 519683	24/06/2025
Newbury Town Council	25/00901/CERTP	Mr and Mrs Stump	104 Enborne Road Newbury RG14 6AN	Formation of habitable room in roofspace with front and rear velux rooflights	Elizabeth Moffat  01635 519336	04/06/2025
Newbury Town Council	25/00878/CERTP	C Guo	4 Regnum Drive Shaw Newbury RG14 2HF	3.00m deep single storey rear extension	Elizabeth Moffat  01635 519336	30/05/2025
Newbury Town Council	25/00917/HOUSE	Mr and Mrs Lindsay	50 Fifth Road Newbury RG14 6DL	Re-roofed existing rear extension, amendments to existing external walls, windows and doors to existing rear extension, conversion of existing loft.	Elizabeth Moffat  01635 519336	09/06/2025
Newbury Town Council	25/00861/HOUSE	Mr and Mrs Corneck	34 Stroud Green Newbury RG14 7NU	Section 73 application to vary condition 2 (Approved Plans) of approved 24/02369/HOUSE - Internal alterations to create new open-plan Kitchen/Family Room, Utility Room and Bathroom. Addition of bi-folding doors to rear elevation and replacing lean to roof with pitched roof. Widening of dormer window in attic room. Replace fence with wall addition and trellis topping to boundary wall	Elizabeth Moffat  01635 519336	20/06/2025

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Newbury Town Council	25/00881/HOUSE	Mr Tom Belt	21 Croft Lane Newbury RG14 1RR	Extension and external alterations	Cheryl Willett  01635 519386	03/06/2025
Newbury Town Council	25/00844/HOUSE	Mrs R Williams	66 York Road Newbury RG14 7NR	Demolish Existing Conservatory. Build single storey WC/Shower	Cheryl Willett  01635 519386	12/06/2025
Newbury Town Council	25/00614/ADV	Greggs Plc	28 - 29 Northbrook Street Newbury RG14 1DJ	New signage, air conditioning condenser units and extract grille and shopfront	Alistair Buckley  01635 519405	18/06/2025
Newbury Town Council	25/01001/TPW	Dr Weng Chooi	9 Ormonde Gardens Newbury RG14 1TG	Lime: Reduce height and spread of lime tree by approximately 30% (3m). Leaving finishing height of tree at 17m, leaving cuts no greater than 60mm	Ed Jennings  07585882685	23/06/2025
Newbury Town Council	25/00997/TPC	SNG	25 and 27 Kennet Road Newbury RG14 5JA	G1- x2 Elder and Sycamore - Fell as self seeded growing through fenceline and into shrubbery damaging fence and supressing shrubs	Ed Jennings  07585882685	09/06/2025
Pangbourne Parish Council	25/00904/CERTP	Mr and Mrs Halford	Hillcrest Courtlands Hill Pangbourne Reading RG8 7BE	Creation of a new access.	Sian Cutts  01635 519344	24/06/2025

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Pangbourne Parish Council	25/00726/TPC	Michael Gilbert	Fernbrook The Square Pangbourne Reading	London Plane: Reduce height by 2 metres and blend in sides by 2 meters to previous cuts. Finished height will be 10 metres.Alders: Lift canopy to height of 4 metresSycamore: RemoveAsh: Reduce by 4 metres to the height of the conifer hedge. Finished height will be 5.5 metresConifer Hedge: Cut back the side by 2 metres overhanging the Pang. Height remains the same Yew: Reduce in height by 2 metres and bring sides in. Finished height will be 5.5 metres Holly: Reduce in height to the height of the Yew. Finished height will be 5.5 metres	Jon Thomas  01635 519611	04/06/2025
Pangbourne Parish Council	25/00910/HOUSE	Mr and Mrs Pearson	28 The Moors Pangbourne Reading RG8 7LP	Front porch, garage conversion and alterations to driveway.	Sian Cutts  01635 519344	06/06/2025
Peasemore Parish Council	25/00872/LBC	Grove Property	The Old Rectory Peasemore Newbury RG20 7JH	Proposed altered entrance, fencing, drive and localised re-landscaping.	Cheryl Willett  01635 519386	28/05/2025
Peasemore Parish Council	25/00871/HOUSE	Grove Property	The Old Rectory Peasemore Newbury RG20 7JH	Proposed altered entrance, fencing, drive and localised re-landscaping.	Cheryl Willett  01635 519386	28/05/2025
Purley On Thames Parish Council	25/00875/CERTP	Purley Sustainability Group	Bucknells Meadow Mapledurham Drive Purley On Thames Reading	Application for a Lawful Development Certificate for a Proposed Use - This is an existing park. The parish council have given permission for Purley Sustainability Group to explore the possibility of an orchard on this otherwise little used area of the park. This is not a change of use , just the planting of trees and herbaceous plants to create an orchard and meadow.	Sian Cutts  01635 519344	24/06/2025

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Purley On Thames Parish Council	25/00970/TPW	James Hoye	5 Nursery Gardens Purley On Thames Reading RG8 8AS	1x Laurel: Fell3x Conifer: Fell	Jon Thomas  01635 519611	19/06/2025
Speen Parish Council	25/00791/FULMAJ	Charlotte Digby	B and B at Rookwood Farmhouse Stockcross Newbury RG20 8JX	Application for change of use from residential use with ancillary accommodation for paying guests to residential use only	Cheryl Willett  01635 519386	28/07/2025
Speen Parish Council	25/00887/CERTP	Gail Wood	36 Groveland Road Speen Newbury RG14 1SS	Application for a Lawful Development Certificate for a Proposed Use - Ground floor kitchen extension to the rear of the property, bringing the rear of the kitchen in line with the current utility room the dimensions of this project are 2410mm out from the rear of the current property with a width of 3543mm. Our intention is to remove the existing wall between kitchen and dining room, and remove the existing downstairs rear wall to create an open plan kitchen / dining area, this structure would require the installation of supporting steel RSG's. This would also require the installation / provision of altered utilities eg. plumbing, electrical and drains. There are no requirements for any new access, layout new street, construction of hard standings, means of enclosure or means of draining the land / buildings.	Helen Robertson  01635 519524	05/06/2025
Sulhamstead Parish Council	25/00981/TPW	Lynn Pugsley	Moss Glade Hollybush Lane Burghfield Common Reading RG7 3JS	T1 - Monterey Cypress: Fell due to damage to lower wall	Jon Thomas  01635 519611	26/06/2025



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Thatcham Town Counc	25/00973/TPW	Phillip Pratley - Smith	15 Trefoil Drove Thatcham RG18 4EL	4x Field Maple: Cut back to the fence line and cut height back to previously cut points as previously agreed by Tree Officer 1x Field Maple: Remove 1x Hawthorn: Reduce back to previously cut points as previously agreed by Tree Officer	Jon Thomas  01635 519611	24/06/2025
Thatcham Town Council	25/00905/HOUSE	Mr and Mrs Curtis	70 Burys Bank Road Crookham Common Thatcham RG19 8DD	First Floor Extension of Bungalow, including Two Storey Front Extension	Lesley Humphries  01635 503024	05/06/2025
Tilehurst Parish Council	25/00896/HOUSE	Mr and Mrs Nash	16 Lucey Close Tilehurst Reading RG31 6FF	Loft conversion consisting of two small pitched roof dormers to rear elevation and two rooflights to front elevation to form one habitable room with ensuite bathroom.	Lewis Richards  01635 519916	02/06/2025
Tilehurst Parish Council	25/00868/HOUSE	Mr D Lawrence	39 Compton Avenue Tilehurst Reading RG31 5LH	Second storey side extension	Sian Cutts  01635 519344	24/06/2025
Winterbourne Parish Meeting	25/00818/LBC	Mr Matthew Stibbe	Ducksbridge Cottage Winterbourne Newbury RG20 8AW	Careful relocation of wood store to improve access to utilities	Harriet Allen  01635 519496	20/06/2025
Winterbourne Parish Meeting	25/00817/LBC	Mr Matthew Stibbe	Ducksbridge Cottage Winterbourne Newbury RG20 8AW	Alterations to chimneys to improve fire safety and energy efficiency	Harriet Allen  01635 519496	20/06/2025
Winterbourne Parish Meeting	25/00819/LBC	Mr Matthew Stibbe	Ducksbridge Cottage Winterbourne Newbury RG20 8AW	Various improvements to insulation and ventilation at Ducksbridge Cottage	Harriet Allen  01635 519496	20/06/2025