

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, 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
Ashampstead Parish	25/00339/HOUSE	Richard De Souza	Linden House Burnt Hill Yattendon Thatcham RG18 0XF	Installation of fenced tennis court.	Donna Toms 01635 519439	30/05/2025
Basildon Parish Council	25/00692/LBC	Julian Wiffen	The Cottage Reading Road Lower Basildon Reading RG8 9NL	Install an electric car charging point at the rear of the property. Electrical works as required to connect to mains supply.	Lewis Richards 01635 519916	29/05/2025
Basildon Parish Council	25/00639/HOUSE	Ian Lloyd	Summer Place Newtown Upper Basildon Reading RG8 8JG	Detached garage. 5.50 x 4.00 overall	Donna Toms 01635 519439	27/05/2025
Boxford Parish Council	25/00687/AGRIC	CWBL Ltd	Moorbridge Winery Lambourn Road Boxford Newbury RG20 8DA	Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use. A new concrete road with 25 Metres Length and 13 Metres Width.	Lauren Hill 07955264733	29/04/2025
Brimpton Parish Council	25/00767/OOD	Miss R Bailey	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land South Of Hockford Lane	Out of District Planning Consultation BDBC: Ref 25/00799/RET - Erection of timber post and rail fencing (replacing post and rail barbwire fencing), timber five-bar gate and area of hardstanding for access to agricultural land (retrospective).	Jake Brown 01635 519447	29/04/2025

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Bucklebury Parish Council	25/00702/FUL	Mr and Mrs R Batten	Picton Farm The Slade Bucklebury Reading RG7 6TL	The repair and conversion of existing outbuildings to ancillary residential use. The repair and extension of an existing storage outbuilding following demolition of small existing store.	Sian Cutts 01635 519344	29/05/2025
Bucklebury Parish Council	25/00703/LBC	Mr and Mrs R Batten	Picton Farm The Slade Bucklebury Reading RG7 6TL	The repair and conversion of existing outbuildings to ancillary residential use. The repair and extension of an existing storage outbuilding following demolition of small existing store.	Sian Cutts 01635 519344	29/05/2025
Bucklebury Parish Council	25/00716/HOUSE	Mike Bond and Chris Austin	Stag Cottage Zin Zan Upper Bucklebury Reading RG7 6RE	Single store side extension to form entrance lobby with WC and 2 bay carport. Detached single storey garden room/home office.	Donna Toms 01635 519439	21/05/2025
Bucklebury Parish Council	25/00770/HOUSE	Mr and Mrs Pugh	Iona Bucklebury Reading RG7 6RY	Proposed 2nd storey extension only (on top of the existing ground floor extension).	Lesley Humphries 01635 503024	26/05/2025
Chieveley Parish Council	25/00724/HOUSE	Mr and Mrs Hartridge	Mystra Downend Chieveley Newbury RG20 8TN	Retrospective oil tank relocation and addition of detached garage carport	Harriet Allen 01635 519496	02/06/2025
Chieveley Parish Council	25/00064/FUL	EZ-Charge Limited	Hillier Garden Centre Priors Court Road Hermitage Thatcham RG18 9TG	Substation to serve electricity to proposed 3 x charging points for electric vehicles and car parking spaces with lighting bollards, signage and 1 CCTV pole at Hillier Garden Centre	Harriet Allen 01635 519496	26/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Cold Ash Parish Council	25/00556/TPW	Vineet Chandra	The Sycamores The Ridge Cold Ash Thatcham RG18 9HX	T1 - Oak: Remove 4x lower branches growing towards the property and reduce height and spread of oak tree by 25% leaving cuts no greater than 50mm, as per photo provided. T2 - Oak: Remove 3x lower branches growing towards the property and reduce height and spread of oak tree by 25% leaving cuts no greater than 50mm. As per photo provided T3 - Oak: crown lift to 6m removing small diameter limbs <50mm T4 - Oak: crown lift to 6m removing small diameter limbs <50mm T5 - Oak: Reduce height and spread of oak tree by 25% leaving cuts no greater than 50mm and finishing height at 16m T6 - Oak: Remove dead wood and reduce height and spread of oak tree by 25% leaving cuts no greater than 50mm and finishing height at 16m T7 - Silver birch: Reduce height and spread of silver birch by 25% leaving cuts no greater than 40mm and finishing height at 12m T8 - Silver birch: Reduce height and spread of silver birch by 25% leaving cuts no greater than 40mm and finishing height at 12m T9 - Oak: Reduce height and spread of oak tree by 25% leaving cuts no greater than 50mm and finishing height at 16m	Ed Jennings 07585882685	02/06/2025
East Ilsley Parish Council	25/00659/CERTE	Andrew Sharp	Steadman House High Street East Ilsley Newbury RG20 7LF	Steadman House has been used as a single dwelling house since April 2004.	Harriet Allen 01635 519496	29/05/2025
Farnborough Parish	25/00753/TPC	Trudie Bell	The Old Cottage Farnborough Wantage OX12 8NX	T3 - Holly: Fell to as near ground level as possible by carefully dismantling. To be replaced by a more suitable species.	Ed Jennings 07585882685	19/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Great Shefford Parish	25/00742/AGRIC	John Liddiard Farms Ltd	Access Track West Of East Shefford Farm Great Shefford Footpath 17 Great Shefford	Application to determine if prior approval is required for a proposed: New road for Agricultural or Forestry use	Harriet Allen 01635 519496	05/05/2025
Hampstead Norreys	25/00651/LBC	The Gerald Palmer Eling Trust Company	Eling Farmhouse Eling Hermitage Thatcham RG18 9XR	Conversion of two Grade II Listed buildings into community use (Use Class F2) and Offices (Use Class E(g)(i))	Matthew Shepherd 01635 519583	02/06/2025
Hampstead Norreys	25/00650/FUL	The Gerald Palmer Eling Trust Company	Eling Farmhouse Eling Hermitage Thatcham RG18 9XR	Conversion of two Grade II Listed buildings into community use (Use Class F2) and Offices (Use Class E(g)(i))	Matthew Shepherd 01635 519583	02/06/2025
Hamstead Marshall	25/00782/AGRIC	Mr and Mrs D Oppenheim	Elm Farm Hamstead Marshall Newbury RG20 0HR	Application to determine if prior approval is required for a proposed: A four bay, timber clad agricultural barn (general storage, not livestock) under black profile steel sheeting roof - with two open bays on south west elevation.	Harriet Allen 01635 519496	07/05/2025
Hungerford Town Council	25/00730/LBC	William Dennis	4 Bridge Street Hungerford RG17 0EH	Partial change of use from retail (Ei) to dwellinghouse (C3)	Lauren Hill 07955264733	02/06/2025
Hungerford Town Council	25/00648/FUL	Neates Property Partnership	35 - 35A High Street Hungerford RG17 0NF	Change of use from commercial to residential	Matthew Shepherd 01635 519583	26/05/2025
Hungerford Town Council	25/00729/FUL	William Dennis	4 Bridge Street Hungerford RG17 0EH	Partial change of use from retail (Ei) to dwellinghouse (C3)	Lauren Hill 07955264733	02/06/2025

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Hungerford Town Council	25/00780/HOUSE	Dr David and Mrs Alex Pihlens	Bridge House 131 High Street Hungerford RG17 0DL	Introduction of an outdoor swimming pool to the rear of Bridge House	Elizabeth Moffat 01635 519336	26/05/2025
Hungerford Town Council	25/00784/TPW	Lucy White	1 Middletons Close Eddington Hungerford RG17 0HQ	2x Norway Maple Stumps: Grind out the remaining tree stumps	Ed Jennings 07585882685	03/06/2025
Inkpen Parish Council	25/00700/HOUSE	Mr and Mrs L Shand	Michaelmas Cottage Heads Lane Inkpen Common Hungerford RG17 9QS	First-floor extension over the existing ground floor single storey rooms to create an additional bedroom with en-suite and walk-in dressing room.	Lauren Hill 07955264733	04/06/2025
Inkpen Parish Council	25/00754/CERTE	Mr and Mrs T Byng	Beacon House Upper Green Inkpen Hungerford RG17 9QJ	Material operations have taken place pursuant to and consistent with Planning Permission 22/00324/HOUSE	Cheyenne Kirby 01635 519489	23/05/2025
Newbury Town Council	25/00313/LBC	East Street Securities Ltd	21 - 23 The Broadway Newbury RG14 1AS	Temporary estate agent board - fixed to external wall at 1st floor level.	Harriet Allen 01635 519496	02/06/2025
Newbury Town Council	25/00756/CERTP	Mr and Mrs Fowler	14 Stanley Road Newbury RG14 7PB	Formation of habitable room in roofspace with rear dormer and velux roof light	Elizabeth Moffat 01635 519336	23/05/2025
Newbury Town Council	25/00723/HOUSE	Mr and Mrs Cole	37 Rectory Close Newbury RG14 6DD	Proposed Infill extension at first floor and addition of pitched roof and single storey rear extension with internal alterations and attic conversion.	Isabel Oettinger 01635 519683	02/06/2025

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Newbury Town Council	25/00792/TPW	Tarrant	St Johns Gardens Old Newtown Road Newbury RG14 7DZ	T1 - Ash: in terminal decline due to Ash dieback overhanging and beside high footfall area - pollard down to 6m	Ed Jennings 07585882685	05/06/2025
Newbury Town Council	25/00669/TPW	Ray Wilton	1 Badgers Ridge Newbury RG20 0LQ	404 - Scots Pine: Dismantle and fell to ground level 408 - Sycamore: Dismantle and fell to ground level 412 - Sycamore: Remove hanging limb 413 - Sycamore: Dismantle and fell to ground Level 417 - Scots Pine: Dismantle and fell to ground level 419 - Beech: Reduce branch length by 2 metres. It is approximately 20 metres, that would be in line with a 10% length reduction and a 25% volume reduction. 423 - Silver Birch: Dismantle and fell to ground level 427 - Scots Pine: Dismantle and fell to ground level 428 - Oak: Dismantle and fell to ground level 430 - Oak: Fell	Ed Jennings 07585882685	02/06/2025
Newbury Town Council	25/00665/HOUSE	Mr and Mrs Batt	27 Conifer Crest Newbury RG14 6RS	Proposed entrance porch, two storey side extension and single storey side extension with internal alterations	Elizabeth Moffat 01635 519336	26/05/2025
Newbury Town Council	25/00697/FUL	Mr and Mrs G Spinelli	96 Paddock Road Newbury RG14 7DH	Addition of Porch access steps to main side entrance and access steps to the rear entrance of ground floor flat, creation of second vehicular access with drop kerb and parking place.	Isabel Oettinger 01635 519683	02/06/2025
Pangbourne Parish	25/00714/HOUSE	Alison and John Fletcher	Trijonet Bere Court Road Pangbourne Reading RG8 8JT	Modifications to the internal layout, replacement of select external doors and windows, and the installation of solar panels on the roof	Donna Toms 01635 519439	02/06/2025

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Purley On Thames Parish	25/00750/HOUSE	Rebecca Durham	14 The Short Purley On Thames Reading RG8 8BP	Small two storey front extension to centre of main house, alterations to roofline to front elevation to extend first floor, demolition of existing garage building and replacement with new garage structure next to house to create side extension.	Lewis Richards 01635 519916	22/05/2025
Shaw Cum Donnington	25/00769/TPW	Pete Butler	The Castle School Love Lane Donnington Newbury RG14 2JG	T1 - Horse Chestnut: Crown reduction by approximately 2 metres to the last reduction points. Finished height 20m	Ed Jennings 07585882685	02/06/2025
Streatley Parish Council	25/00688/HOUSE	Mr Edward Coyle	Pensylva The Coombe Streatley Reading RG8 9QL	Extend existing bungalow with part one and a half storey and part one storey. Renew approval 21/02952/HOUSE	Donna Toms 01635 519439	28/05/2025
Thatcham Town Council	25/00741/HOUSE	Jessica Silvanio	6 Roger Croft Drive Thatcham RG19 3AD	Installation of outbuilding (retrospective)	Catherine Ireland 01635 519391	22/05/2025
Thatcham Town Council	25/00748/HOUSE	Mr and Mrs K Afawubo	16 Bodmin Close Thatcham RG19 3LA	Proposed single storey front extension	Donna Toms 01635 519439	23/05/2025
Thatcham Town Council	25/00713/HOUSE	Mr and Mrs M Thompson	23 Arkle Avenue Thatcham RG19 3UA	Proposed single storey front extension, conversion of garage and associated alterations.	Lesley Humphries 01635 503024	21/05/2025

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Thatcham Town Council	25/00704/FUL	STATS (Hampshire) Limited	55 Chapel Street Thatcham RG18 4JS	Creation of a 1 bedroom ground floor flat with associated parking to the rear and amenity space and change of use of the remainder of the property from Class C3 residential dwelling to Class E (e) consulting rooms, car free with the exception of one disabled space with associated amenity area to the rear.	Michael Butler 01635 519499	30/05/2025
Theale Parish Council	25/00734/HOUSE	Mr Marinus Augostine	72 Meadow Way Theale Reading RG7 5DQ	Single storey rear, side and part front extension with associated fenestration following demolition of existing rear extension, conservatory and detached garage.	Lesley Humphries 01635 503024	03/06/2025
Theale Parish Council	25/00720/CERTP	Jane Magill	4 Swallowfield Gardens Theale Reading RG7 5AD	Demolition of conservatory and construction of single storey rear extension	Donna Toms 01635 519439	21/05/2025
Tilehurst Parish Council	25/00684/HOUSE	Mr Scot Mitchell	56 Fairford Road Tilehurst Reading RG31 6QG	Single story side extension	Lesley Humphries 01635 503024	04/06/2025
West Ilsley Parish Council	25/00682/FUL	Mr and Mrs Carlisle	1 - 2 Catmore Road West Ilsley Newbury	Demolition of dwellings, garaging and outbuildings; replacement dwelling with integral garage	Lauren Hill 07955264733	04/06/2025