

**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.

<b>Parish</b>	<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Case Officer and Contact</b>	<b>Target Date</b>
Basildon Parish Council	25/00840/HOUSE	Richard Jones	Rushlea Kiln Corner Upper Basildon Reading RG8 8SP	Proposed ground floor side and rear extensions, first floor rear extension, carport extension, installation of 12 solar panels, floor plan redesign and all associated works at Rushlea, Kiln Corner	Lesley Humphries  01635 503024	14/07/2025
Beech Hill Parish Council	25/01096/CERTE	Tamsen Kidd	Home Farm Beech Hill Road Beech Hill Reading RG7 2BB	Change of use of the land for the keeping of up to 15 caravans and the use as residential accommodation.	Michael Butler  01635 519499	09/07/2025
Beedon Parish Council	25/00960/HOUSE	The Hopps Partnership	Rose Cottage Old Street Beedon Common Newbury RG20 8SU	An application to demolish two existing pre-fabricated garages and the construction of a new double car port and garage/workshop with a new gate and fence to front boundary, solar panels to be installed on the flat roof of the new workshop	Cheryl Willett  01635 519386	22/07/2025
Boxford Parish Council	25/01008/FUL	Scott Vokins	Shepherds Hill House School Lane Boxford Newbury RG20 8DX	Retrospective planning application for the installation of a safety barrier in the form of a 1.275m high Timber Post & Rail Fence and hedge around an all-weather riding arena and amended ground levels.	Cheryl Willett  01635 519386	23/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Brimpton Parish Council	25/01156/LBC	Mr and Mrs R Crosthwaite	Stonehouse Crookham Common Road Brimpton Reading RG7 4TD	Roof and chimney repairs	Donna Toms  01635 519439	18/07/2025
Bucklebury Parish Council	25/01010/FULMAJ	Mr Ashley Morris	Tall Pines Chapel Row Reading RG7 6QB	A 1 1/2 storey replacement dwelling of an existing bungalow, including provisions for new landscaping and car parking arrangements.	Catherine Ireland  01635 519391	15/08/2025
Burghfield Parish Council	25/00822/OUT	Kingfisher First Ltd	Land Adjacent To Brookhouse Farm Sulhamstead Road Burghfield Reading	Outline Application for erection of three dwellings. Matters to be considered: Access and Layout.	Catherine Ireland  01635 519391	07/07/2025
Chaddleworth Parish	25/01155/HOUSE	Mr and Mrs Hoar	Norris Farm Norris Lane Chaddleworth Newbury RG20 7DZ	Replace existing conservatory structure above windowsill level with a glazed extension. Remove the adjoining wall with existing 2-storey extension and a new door opening in its rear elevation.	Helen Robertson  01635 519524	11/07/2025
Chaddleworth Parish	25/01157/LBC	Mr and Mrs Hoar	Norris Farm Norris Lane Chaddleworth Newbury RG20 7DZ	Replace existing conservatory structure above windowsill level with a glazed extension. Remove the adjoining wall with existing 2-storey extension and a new door opening in its rear elevation.	Helen Robertson  01635 519524	11/07/2025
Chieveley Parish Council	25/01086/CERTP	Chieveley Recreational Centre	Chieveley Recreational Hall High Street Chieveley Newbury RG20 8TE	Installation on the Chieveley Village hall roof of 82 integrated PV solar panels on the west facing roof area.	Cheyenne Kirby  01635 519489	15/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Cold Ash Parish Council	25/01176/TPW	Grahame Pitts	Wychwood Spring Lane Cold Ash Thatcham RG18 9PL	1. Oak Tree in centre of back garden - leaves not coming out this year. Tree Surgeon telling us the tree is dead. We would like to save this if possible. Ideally like your advice. If you are not able to visit then seeking permission to cut down (prefer not to though). If this has to come down then will replace with something similar. 2. Three ash trees adjacent to side of property. Ensure these are safe by reducing height and removing branches overhanging neighbours. Particularly one tree leaning over more than others. Reduce the crown by about 25% and remove the branches overhanging neighbours property (for safety reasons). I estimate the height to be about 30 metres and therefore the reduction to 22 metres.	Ed Jennings  07585882685	23/07/2025
East Garston Parish	25/01152/FULMAJ	Mr and Mrs Hack	Manor Farm Station Road East Garston Hungerford RG17 7HF	Part retrospective: Use of Buildings A and B for ancillary residential use, ancillary to Manor Farm House.	Jake Brown  01635 519447	22/08/2025
East Ilsley Parish Council	25/01058/FUL	Punch Pubs and Co	Crown and Horns Compton Road East Ilsley Newbury RG20 7LH	Prefabricated timber clad cellar within existing bin enclosure, alterations to fence for bins and other fence alterations, reposition oil tank.	Cheyenne Kirby  01635 519489	24/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Enborne Parish Council	25/01213/OOD	Bewley Homes	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge	Out Of District Planning Consultation BDBC: 25/01226/CONDN - Application for discharge of condition 29 (Road Condition Survey) of planning permission 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road	Jake Brown  01635 519447	18/06/2025
Enborne Parish Council	25/01093/CERTE	Mark Hopkin	75 Fifth Road Newbury RG14 6DT	Use of former paddock land as residential garden and outbuilding as residential annexe.	Cheyenne Kirby  01635 519489	08/07/2025
Midgham Parish Council	25/01035/FUL	Mr Nathan Harley	The Nurseries Bath Road Midgham Reading RG7 5XB	Change of Use to allow Retention of Four and Proposed Siting of 20 Additional Storage Containers for Self-Storage.	Emma Nutchey  01635 519344	11/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/01183/HOUSE	Mr and Mrs J Patel	57 Conifer Crest Newbury RG14 6RS	Proposed two-storey side extension and single storey rear extension following demolition of existing conservatory.	Cheyenne Kirby  01635 519489	15/07/2025
Newbury Town Council	25/01144/HOUSE	Laurence Foreman	Floral Bank Greenham Road Newbury RG14 7JL	Ground floor side and rear extension, installation of rendered external insulation and imitation slate roofing to existing house, new retaining wall and vehicle hardstanding to garden.	Harriet Allen  01635 519496	17/07/2025
Newbury Town Council	25/01215/TPW	First Port Property Management	Mallard Court West Mills Newbury RG14 5HL	Tree works as described on the tree survey	Ed Jennings  07585882685	18/07/2025
Newbury Town Council	25/01117/HOUSE	Mr C Miles	2 Charles Street Newbury RG14 6QP	Alter roof design to improve first floor accommodation.	Harriet Allen  01635 519496	16/07/2025
Newbury Town Council	25/01172/FUL	AVIV FLB Investments Ltd	West Street House West Street Newbury RG14 1BZ	Replacement of existing windows with new double glazed units.	Cheyenne Kirby  01635 519489	14/07/2025
Newbury Town Council	25/01191/FUL	Emarek Ltd	18 To 21 and 22 To 24 Berkshire House Bartholomew Street Newbury	Section 73a Variation of Condition (2) Approved Plans/Documents of planning permission 24/02691/FUL: Elevational alterations including changes to fenestration and shopfronts; Demolition of two storey structure in the alleyway, single storey timber link and single storey structure to the rear.	Lauren Hill  07955264733	11/07/2025
Padworth Parish Council	25/00541/HOUSE	Mr and Mrs Rolton	Old Rectory Farm Rectory Road Padworth Common Reading RG7 4JD	Replacement of a conservatory with a new single storey extension with rooflights.	Lesley Humphries  01635 503024	14/07/2025

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Peasemore Parish	25/01137/TPW	Derek William Coulson	Land West Of Northfields Peasemore Newbury	Holly Bush - Remove Apple Tree- Dead, remove	Ed Jennings  07585882685	22/07/2025
Speen Parish Council	25/01185/TELE56	EE Ltd	Hamstead Crossing Site Marsh Benham Newbury	The installation of 1No. 18m 'Phase 8' monopole, 6No. antennas, 2No. 0.3m dishes, 1No. GPS Node and 4No. ground-based equipment cabinets (1No. Wraparound and 3No. others) and ancillary development thereto.	Cheyenne Kirby  01635 519489	21/07/2025
Speen Parish Council	25/00947/CERTP	Mr and Mrs Mohammed Khaled	6 Sutton Road Speen Newbury RG14 1UN	Replacement porch	Elizabeth Moffat  01635 519336	14/07/2025
Sulhamstead Parish	25/01188/HOUSE	Luciel Guler	60 Acorn Gardens Burghfield Common Reading RG7 3GN	Proposed single storey rear extension with flat roof, flat rooflight and bifold doors.	Lewis Richards  01635 519916	15/07/2025
Thatcham Town Council	25/01083/CERTP	Mr Istvan Szeifert	19 The Turnery Thatcham RG19 3JY	Loft conversion to 4th bedroom and en- suite with Velux Windows.	Lesley Humphries  01635 503024	04/07/2025
Thatcham Town Council	25/00918/HOUSE	Julia Smalley	40 Fuller Close Thatcham RG19 4GS	Retrospective garage conversion, retrospective relocation of meters.	Lesley Humphries  01635 503024	08/07/2025
Tidmarsh Parish Council	25/01014/CERTE	Mr Richard McCarthy	3 The Bungalow Manor Farm Lane Tidmarsh Reading RG8 8EX	Seeking a certificate of lawful development, for the C3 use of Unit 3, The Bungalow, which has been in use for more than 4 years, before the 25th April 2024.	Emma Nutchey  01635 519344	23/07/2025

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Tilehurst Parish Council	25/01170/TPW	Ms Robinson	4 Clements Mead Tilehurst Reading RG31 5UJ	T1 - Pine: Fell as close to ground level as possible T2 - Pine: Fell as close to ground level as possible T3 - Pine: Fell as close to ground level as possible	Jon Thomas  01635 519611	18/07/2025
Tilehurst Parish Council	25/01246/CERTP	Mr Kevin Drake	45 Devonshire Gardens Tilehurst Reading RG31 6FW	Creation of new driveway to side of property, with associated dropped kerb, plus new gravel driveway and parking areas	Donna Toms  01635 519439	16/07/2025
Welford Parish Council	25/01115/HOUSE	Mr and Mrs Goddard	Elton House Weston Newbury RG20 8JG	Conversion of part of existing garage to provide residential annexe and erection of carport.	Harriet Allen  01635 519496	10/07/2025
West Ilsley Parish Council	25/00922/LBC	Mr Alexander Paine	4 West Ilsley House Main Street West Ilsley Newbury RG20 7AA	Repairs to lower garden wall.	Harriet Allen  01635 519496	16/07/2025
West Ilsley Parish Council	25/00921/HOUSE	Mr Alexander Paine	4 West Ilsley House Main Street West Ilsley Newbury RG20 7AA	Repairs to lower garden wall.	Harriet Allen  01635 519496	16/07/2025