

Weekly List of Planning Applications - published: 03 November**Members' End Date: 03 December 2025****Note for Members**

Under the Scheme of Delegation, Ward Members may call-in an application to the Area Planning Committee, subject to the approval of the Committee Chairman (or Vice Chairman) and submission of the call-in form to planapps@westberks.gov.uk, marked Committee Call-In, on or before the Members End Date given on this list. Members are also reminded that applications suffixed PAD56, PASSHE, PACOU, PDNOT, PASOL, DEMO, AGRIC, AGRIC2, NONMAT, PIP, TPW, TPC, OOD, CERTP, CERTE, CERTLB, COND, FORMB, SCOPE, SCREEN, TELE28 or TELE56 cannot be called to Committee by Ward Members.

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Aldermaston Parish	25/02414/COND	-	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading	Application for approval of details reserved by condition 6 'Ground levels and finished floor levels' of approved application 20/02527/OUTMAJ: Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access.	Emma Nutchey 01635 519344	18/12/2025
Basildon Parish Council	25/02434/HOUSE	Mrs Cockburn, Mr & Mrs Ferley	Hurstmere Aldworth Road Upper Basildon Reading RG8 8NG	Section 73: Variation of Condition 2 - Approved Plans and 5 - Annex Use and removal of Condition 6 - Porch screening on the staircase, of planning permission reference 25/00058/HOUSE (Conversion of garage and a link extension to dwelling. Rear single storey extension).	Donna Toms 01635 519439	19/12/2025
Beenham Parish Council	25/02376/COND	Mr Scott Russell	Forge House The Green Beenham Reading RG7 5NX	Application for approval of details reserved by condition 5 (Materials of screening) of approved 22/00579/HOUSE frosted glass to match balcony on both sides of house.	Donna Toms 01635 519439	09/12/2025

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Bradfield Parish Council	25/02437/COND	Mrs Lucy Monaghan	Bradfield College Bradfield Reading RG7 6AU	Approval of details reserved by Condition 4 - CEMP and Condition 5 - HMMP of approved application reference 24/01174/FUL (Demolition of existing College bungalow, garage and associated boundary enclosures, erection of College Health and Wellness Centre and associated ambulance/nurse parking, drainage works, air source heat pump, hard and soft landscaping, new pedestrian footways and associated works, and temporary change of use of College car park to site compound with associated cabins, storage and enclosures for the duration of the construction works).	Gemma Kirk 01635 519495	18/12/2025
Brightwalton Parish	25/02470/COND	Mr James Flemming	Appletree Cottage Brightwalton Newbury RG20 7BU	Application for approval of details reserved by condition 2 (Ecological enhancements) of 25/01287/HOUSE	Lewis Richards 01635 519916	24/12/2025
Burghfield Parish Council	25/02499/OOD	SEGRO Plc	Out Of District Reading Borough Council Island Road Reading RG2 6BS	Out of District Planning Consultation RBC: Ref PL/25/1521 - Request for a Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the proposed development of a maximum of 102,500m2 (Gross External Area) Class B8 (Storage or distribution) floorspace, and 7,500 m2 (Gross External Area) Class B2 (General industrial) floorspace and associated works on land off Island Road, Reading.	Michael Butler 01635 519499	20/11/2025

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Burghfield Parish Council	25/02486/TELE28	BT	Street Record 2 Pinchcut Burghfield Common Reading	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 9M Wooden Pole at Pinchcut, Burghfield, Burghfield Common, RG7 3HP.	Bob Dray 01635 519239	20/11/2025
Burghfield Parish Council	25/02483/TELE28	BT	Street Record 1 The Close Burghfield Common Reading	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 9M Light Wooden Pole at The Close, Burghfield, Burghfield Common, RG7 3HS.	Bob Dray 01635 519239	20/11/2025
Burghfield Parish Council	25/02484/TELE28	BT	Street Record 2 The Close Burghfield Common Reading	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 9M Light Wooden Pole at The Close, Burghfield, Burghfield Common, RG7 3HS.	Bob Dray 01635 519239	20/11/2025

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Burghfield Parish Council	25/02485/TELE28	BT	Street Record 1 Pinchcut Burghfield Common Reading	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 9M Wooden Pole at Pinchcut, Burghfield, Burghfield Common, RG7 3HP.	Bob Dray 01635 519239	20/11/2025
Burghfield Parish Council	25/02439/HOUSE	Mr Carl Waldman	2 Dewe Lane Burghfield Reading RG30 3SU	Replacement of existing extension to house with new extension	Gemma Kirk 01635 519495	24/12/2025
Chieveley Parish Council	25/02465/HOUSE	C/O Agent	The Old House High Street Chieveley Newbury RG20 8UX	Section 73: Application to vary condition 2 of approved reference number: 25/01162/HOUSE (Removal of existing modern rear extension. New extension). Proposed amendments: increased extension depth, adjustments to fenestration, and the removal of the door leading to the boiler room.	Harriet Allen 01635 519496	22/12/2025
Chieveley Parish Council	25/02473/HOUSE	Mr and Mrs Jenkins	29 Kiln Drive Curridge Thatcham RG18 9EG	Proposed conversion of garage, demolition of conservatory and associated alterations	Lauren Hill 07955264733	24/12/2025
Chieveley Parish Council	25/02466/LBC	Anonymous	The Old House High Street Chieveley Newbury RG20 8UX	Section 19: Application to vary condition 2 (Approved Plans) of approved reference number: 25/01163/LBC (Removal of existing modern rear extension. New extension). Proposed amendments: increased extension depth, adjustments to fenestration, and the removal of the door leading to the boiler room.	Harriet Allen 01635 519496	22/12/2025

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Cold Ash Parish Council	25/02498/TPW	Vipan Maini	Twin Chimneys The Ridge Cold Ash Thatcham RG18 9HZ	Oak x2: Reduce height and spread of trees beside road giving 3m clearance from house, 6m clearance from ground. Level and reduce leading branches in by approx 2m to balance canopy. Leaving cuts no greater than 50mm. Finishing height of trees to be left at approx 16m.	Ed Jennings 07585882685	25/12/2025
East Garston Parish	25/02412/FUL	Rivar Ltd	P J S Agricultural Services Ltd Back Street East Garston Hungerford	Full planning permission for the demolition of the existing industrial buildings and replacement with four new residential dwellings, together with parking, landscaping and any other associated works and infrastructure.	Jake Brown 01635 519447	12/12/2025
Great Shefford Parish	25/02374/CERTE	Benash Farms Limited	Bread Oven Cottage Northfield Farm Wantage Road Great Shefford Hungerford	This application for a certificate of lawfulness of existing use is submitted in order to confirm that Bread Oven Cottage has been lawfully and continuously occupied as a Class C3 dwelling since 2008. It is a separate dwelling to Bakehouse Cottage which is adjacent.	Lauren Hill 07955264733	17/12/2025
Great Shefford Parish	25/02450/AGRIC	Mr Andrew Liddiard	Land South Of Trindledown Farm Wantage Road Great Shefford Hungerford	Application to determine if prior approval is required for a proposed: Twin gabled agricultural storage barn	Matthew Shepherd 01635 519583	14/11/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hampstead Norreys	25/02438/CERTP	Renier Pretorius	Tree Tops Forge Hill Hampstead Norreys Thatcham RG18 0TE	Construct a new access track from the existing track beside the pub to the Tree Tops (Highview). The works will involve scraping off the topsoil, laying and compacting a Type 1 crushed stone base, installing a Ritepave plastic mesh ground guard system, and infilling with Type 1 limestone to create a strong, stable, and porous surface. The track will be approximately 2.5 meters wide and 130 meters long, with no formal edging, blending into the surrounding ground. The construction is designed to be fully permeable, requiring no additional drainage. The track will terminate at the existing/proposed entrance gates, with no new means of enclosure.	Cheyanne Kirby 01635 519489	17/12/2025
Hamstead Marshall	25/02415/COND	MR RICHARD WHITE	Fishery Cottage Hamstead Marshall Newbury RG20 0JD	Application for approval of details reserved by condition 24 'soft landscaping' and 25 'hard landscaping' of approved application 23/01928/FULMAJ: Demolition of current dwelling to be replaced with larger dwelling, to provide storage space near the house. Demolition of the existing barn to be relocated and replaced with a smaller barn, separate for mini diggers and equipment to maintain the river banks. Shortening of fishpool	Cheyanne Kirby 01635 519489	22/12/2025
Holybrook Parish Council	25/02336/HOUSE	Mr Mihail Marandici	27 Charlville Drive Calcot Reading RG31 7AU	Single storey side extension and front porch.	Donna Toms 01635 519439	18/12/2025

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Hungerford Town Council	25/02390/FUL	John Holmes	Land West Of 14 Upper Eddington Upper Eddington Hungerford	Creation of a new detached 2-storey dwelling with associated landscaping, including new vehicular access and driveway	Cheyanne Kirby 01635 519489	22/12/2025
Hungerford Town Council	25/02491/COND	Mr David Newel	Station Yard Station Road Hungerford RG17 0DY	Application for approval of details reserved by condition11(SuDs) of approved 17/03506/FULD	Jake Brown 01635 519447	24/12/2025
Hungerford Town Council	25/02462/FUL	Mr J Smith	Former 20 Prospect Road Hungerford RG17 0JL	Section 73 Application to vary condition 2 (Approved Plans) of approved Reference Number: 21/01131/FULD. We wish for the condition to refer to the submitted amended block plan with updated parking layout for 4no total spaces at the front of the properties, with the rear parking removed. We would like the condition to refer to the amended block plan, reference: 3063-02C Block Plan	Cheyanne Kirby 01635 519489	22/12/2025
Hungerford Town Council	25/02477/TPW	Mrs Elizabeth Pike	2 Ligueil Close Priory Road Hungerford RG17 0BW	It is now approaching three years since this plane tree at Ligueil Close Hungerford TPO 201/21/604 was pollarded. We seek planning permission to gain sound arboricultural management to enable the tree to be re-pollarded in accordance with WBDC recommendations.	Ed Jennings 07585882685	23/12/2025
Inkpen Parish Council	25/02451/HOUSE	Mr & Mrs Michael and Ivy Margetts	The Briars Heads Lane Inkpen Common Hungerford RG17 9QS	Retrospective: Double garage, workshop and associated works	Lauren Hill 07955264733	24/12/2025

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Inkpen Parish Council	25/02463/COND	Mr and Mrs Davies	Trapps Hill Cottage Trapps Hill Inkpen Hungerford RG17 9QN	Application for approval of details reserved by condition 5 'EPS licence', 7 'tree protection plan' and 8 'building recording' of approved application 25/00233/HOUSE: Demolition of existing rear extensions, garage and home office. New two storey rear extension and single storey side extension with new open porch. New garage with store over. New landscaping work.	Isabel Oettinger 01635 519683	22/12/2025
Lambourn Parish Council	25/02478/TPC	Mrs Mary Clinton	Flat 1 Parsonage House Parsonage Lane Lambourn Hungerford	Cherry - Outside flat 1: Crown reduce and shape by 30% - approx 2 meters. Starting height 9 meters - Finished height 7 meters	Ed Jennings 07585882685	09/12/2025
Lambourn Parish Council	25/02474/TPC	Mr Charles Barrow	Church Of St James Eastbury Hungerford	Yew x 4 in church yard to south of church - crown lift to 3 meters - remove understory scrub below Yews and Holly Holly -adjacent to Yews - Crown lift to 3 meters .	Ed Jennings 07585882685	09/12/2025
Lambourn Parish Council	25/02479/TPC	Mr Matt Chandler	6 Atherton Place Lambourn Hungerford RG17 8XG	Maple: On edge of drive - Crown reduce and shape by 2 metres, starting height 15 meters, finished height 13 meters; Dead prunus: Front drive - Cut down; Lime: Front boundary - Crown reduce and shape by 3 meters. Starting height 20 meters, finished height 17 meters	Ed Jennings 07585882685	09/12/2025
Lambourn Parish Council	25/02497/FUL	Mr J Locke	Lime Tree Meadows Lambourn Woodlands Hungerford RG17 7TT	Retrospective Positioning of storage containers	Cheyenne Kirby 01635 519489	25/12/2025
Lambourn Parish Council	25/02427/CERTP	Mr Robert Mosley	Fairview Long Hedge Lambourn Hungerford RG17 8NA	A new sunken swimming pool with associated poolhouse and plant room (shed) are proposed to the rear of the house.	Lauren Hill 07955264733	16/12/2025

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Lambourn Parish Council	25/02404/CERTP	Ms Sian Priory - Carr	Horseshoe Cottage Eastbury Hungerford RG17 7JG	Pre fabricated garden annexe the annexe will be connected to the plumbing and electrics of Horseshoe Cottage	Lauren Hill 07955264733	17/12/2025
Leckhampstead Parish	25/02185/MDOPO	Emma Louise Stephens	New Road To Be Known As Egypt Hill Leckhampstead Newbury	Modification of planning obligation on approved application 07/02314/FULMAJ - Clause 25, delete sixty percent and replace with eighty percent, of legal agreement dated 7th May 2008.	Jake Brown 01635 519447	22/12/2025
Midgham Parish Council	25/02476/TELE28	EE	Telecommunications Mast Bath Road Midgham Reading	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the installation of a new permanent diesel generator on a new concrete base, and ancillary development thereto. Proposed works to take place at the Existing Telecoms Mast Site, Compound for Midgham Landfill, Brimpton Road, Midgham, Reading, RG7 5UX.	Bob Dray 01635 519239	24/11/2025
Midgham Parish Council	25/02384/COND	Mrs Debra White	Land South Of School Hill and West Of Midgham Green Midgham Reading	Application for approval of details reserved by condition 10 Habitat Management and Monitoring Plan) of approved 24/01998/FULMAJ	Michael Butler 01635 519499	10/12/2025
Newbury Town Council	25/02442/HOUSE	Mr and Mrs Russell	23 Abbots Road Newbury RG14 7QW	Rear Extension to Replace Existing Conservatory over Existing Hardstanding	Lauren Hill 07955264733	23/12/2025

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Newbury Town Council	25/02418/FUL	Mr & Mrs Sam Vine	21 St Nicholas Road Newbury RG14 5PR	Conversion of a domestic garage with ancillary first floor accommodation into a self-contained 1 bedroom dwelling together with associated parking	Lauren Hill 07955264733	15/12/2025
Newbury Town Council	25/02413/COND	Mr Curtis Gosney-Morries	20 - 28A Pound Street Newbury	Application for approval of details reserved by condition 8 'Water Main' of approved application 23/02782/FULMAJ: Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street, former Newbury Bathroom Store) and erection of 79no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works.	Jake Brown 01635 519447	19/12/2025
Newbury Town Council	25/02253/HOUSE	Mrs Smith	5 Westlands Road Newbury RG14 7JY	Erection of single storey extension on rear elevation	Elizabeth Moffat 01635 519336	17/12/2025
Newbury Town Council	25/02362/FUL	Mr Stewart	Georgian House 67 - 71 London Road Newbury RG14 1JN	Air conditioning & various internal alterations	Harriet Allen 01635 519496	26/12/2025
Newbury Town Council	25/02363/LBC	Mr Stewart	Georgian House 67 - 71 London Road Newbury RG14 1JN	Air conditioning & various internal alterations	Harriet Allen 01635 519496	26/12/2025
Newbury Town Council	25/02379/FUL	Mr Mark Goldsmith	Merlion House West Mills Newbury RG14 5HP	Section 73 - Vary condition 3 'Hours open to customers' of approved application 25/00291/FUL: Change of use from Class E to to public house/wine bar	Harriet Allen 01635 519496	15/12/2025

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Padworth Parish Council	25/02346/COND	Dutton Gregory LLP	Land at Station Road Aldermaston Reading	Confirmation of compliance with planning conditions of planning application 04/00342/FULMAJ (Residential development comprising 99 dwellings (including 30 affordable dwellings) together with access roads and footways, the provision of public open space and landscaping and the demolition of one dwelling (Orchard Dene)).	Catherine Ireland 01635 519391	18/12/2025
Padworth Parish Council	25/02133/FUL	Exolum Ltd	PSD Padworth Rectory Rectory Road Padworth Common Reading RG7 4JD	The installation of a 1.5MW ground-mounted solar PV array. The system consists of 2,000 high-efficiency monocrystalline panels (TRINA - TSM-720-NEG21C.20) arranged in a ground-mount configuration, covering an active PV surface area of approximately 9,900.17m2	Gemma Kirk 01635 519495	11/12/2025
Pangbourne Parish	25/02308/FUL	Mr ENVER BAT	8 High Street Pangbourne Reading RG8 7AB	Change of Use from Barber Shop (Use Class E) to Takeaway Shop (Hot Food Takeaway - Use Class Sui Generis)	Donna Toms 01635 519439	25/12/2025
Purley On Thames Parish	25/02365/HOUSE	COX	53 Hazel Road Purley On Thames Reading RG8 8HR	PROPOSED GROUND FLOOR FRONT EXTENSION TO PORCH & LOFT CONVERSION	Lesley Humphries 01635 503024	25/12/2025
Shaw Cum Donnington	25/02406/HOUSE	Mr Nathan Pitt	101 Kingsley Close Shaw Newbury RG14 2EB	Proposed erection of Games Room / Summer Room	Elizabeth Moffat 01635 519336	17/12/2025

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Speen Parish Council	25/02420/OUT	Stephen Fidler	11 Majendie Close Speen Newbury RG14 1QH	Outline Planning Permission for the subdivision of the substantial garden associated with an existing two bedroom end of terrace dwelling, to create a new residential plot. The proposal allows for the future development of a new three to four bedroom dwelling, with provision for on site access, parking and private amenity space. The existing dwelling will be retained, with the garden appropriately reconfigured. All detailed matters relating to design, scale, layout and appearance are reserved for future consideration. Resubmission of application 25/01440/OUT.	Cheyenne Kirby 01635 519489	18/12/2025
Speen Parish Council	25/02452/TPC	Miss Alison Power	91 Benham Park Marsh Benham Newbury RG20 8LX	T1 - Yew Tree in decline - Fell to near ground level by carefully dismantling; T2 - Ash Tree -located in the paddock adjacent to 91 Benham Park. Fell to near ground level by carefully dismantling	Ed Jennings 07585882685	10/12/2025
Stratfield Mortimer Parish	25/02472/NONMAT	Mr & Mrs Juan Carlos & Maria Laura Regueira-Fernandez	Land South Of Tower Gardens The Street Mortimer Common Reading	Non material amendment to approved 22/01422/RESMAJ - Amendment -The conversion of a consented car-port into an enclosed garage at Plot 54.	Michael Butler 01635 519499	27/11/2025
Stratfield Mortimer Parish	25/02419/HOUSE	Mr & Mrs J Nix	Nenzing Sweetzers Piece Mortimer Reading RG7 3UX	Proposed 2 storey rear and side extensions and alterations	Gemma Kirk 01635 519495	24/12/2025
Streatley Parish Council	25/02349/CERTP	Mrs Noilin O Kelly	Rugby The Coombe Streatley Reading RG8 9QT	Enlargement of existing rear bedroom window, using matching white PVC double-glazed materials.	Gemma Kirk 01635 519495	15/12/2025

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Sulhamstead Parish	25/02285/HOUSE	Mr Mark Haste	62 Three Firs Way Burghfield Common Reading RG7 3QJ	Add single storey extension at the rear of the property to allow for an extended kitchen/dining area. Also remove existing timber 'lean to' at side elevation and rebuild to better insulated structure and allow for a downstairs toilet.	Gemma Kirk 01635 519495	22/12/2025
Thatcham Town Council	25/02082/CERTP	Mr A Shguni	27 Peachey Drive Thatcham RG19 4GT	Rear dormer, window to front elevation	Lesley Humphries 01635 503024	23/12/2025
Thatcham Town Council	25/01949/CERTP	Mr Kaleem Janjua	12 -16 Chapel Street Thatcham RG18 4QL	Permission has been granted to build 2x2 bedroom semi-detached dwelling application 21/01698/FULMAJ approved on appeal. We aim to extend the approved roof from hip to gable and build a 3m single storey rear extension.	Gemma Kirk 01635 519495	25/12/2025
Tilehurst Parish Council	25/02492/HOUSE	Mr & Mrs R Sherman	42 Fullbrook Crescent Tilehurst Reading RG31 6RX	Two storey side extension and part garage conversion	Lesley Humphries 01635 503024	25/12/2025
Tilehurst Parish Council	25/02513/TPW	Mr Steven Kelleher	22 Barbaras Meadow Tilehurst Reading RG31 6YF	T1 - Oak Tree:: rear garden. Large section of the tree has recently fallen due to hollowing and decay. Recommend the remainder of this tree be felled to ground level, due to the hollowing and decay in the remaining stem. To chip and remove all arisings from site.	Jon Thomas 01635 519611	26/12/2025
West Ilsley Parish Council	25/02208/MDOPO2	Fergus Charlton	Manor Farm Main Street West Ilsley Newbury RG20 7AJ	Request to discharge Section 52 Agreement dated 14 September 1988 relating to application reference 131164 (88/31164/ADD).	Jake Brown 01635 519447	23/12/2025