

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
Aldermaston Parish	25/01302/TPC	Mr Charlie Crockford	The Pottery The Street Aldermaston Reading RG7 4LW	T1 - Apple - To re-pollard the tree as has been done previously to the pollard knuckles. The current height is 3 metres and a spread of approximately 2.5m. After pruning the height would be approximately 2.4m tall and the spread approximately 2 metres, with all dead and crossing branches removed from the canopy. T2- Apple - to reduce the tree by approximately 20% and remove dead and crossing branches. The tree has a current height of 6 metres and spread of approximately 7 metres. The tree would have a finished height of 3.5m and a spread of 2.5m - though would be the expected shape of a pollard. It has been historically pollarded, we would just be re-pollarding as per the usual maintenance of such a tree. T3- Yew tree - to prune back branches extending towards the roof to allow 1.5m clearance	Jon Thomas 01635 519611	24/07/2025
Aldermaston Parish	25/00487/FUL	Young Estates and Land Ltd	Land South Of Unit 6 Youngs Industrial Estate Paices Hill Aldermaston Reading	Extension of concrete hard-standing and associated boundary fence.	Michael Butler 01635 519499	31/07/2025

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Basildon Parish Council	25/01292/HOUSE	Mr and Mrs Ohanian	Knapps Wood Gardeners Lane Upper Basildon Reading RG8 8NN	Single-storey side extension following demolition of existing lean-to.	Lesley Humphries 01635 503024	01/08/2025
Beech Hill Parish Council	25/01262/FUL	Hobby Ceramic Crafts	Unit 1 Lambwood Industrial Estate Lambwood Hill Grazeley Reading	Proposed two bay extension to the existing light industrial unit for the company Hobby Ceramic Crafts Ltd to provide additional storage for this expanding business.	Lewis Richards 01635 519916	30/07/2025
Boxford Parish Council	25/01178/HOUSE	Ms Gillian Johnson	Westbrook Barn Westbrook Newbury RG20 8DJ	The proposal is to move an internal chimney breast from the middle of the lounge (located in the barn) to against the center of the north elevation wall.	Elizabeth Moffat 01635 519336	04/08/2025
Boxford Parish Council	25/01322/LBC	Ms Gillian Johnson	Westbrook Barn Westbrook Newbury RG20 8DJ	The proposal is to move an internal chimney breast from the middle of the lounge (located in the barn) to against the center of the north elevation wall.	Elizabeth Moffat 01635 519336	04/08/2025
Bradfield Parish Council	25/01354/PDNOT	Scottish _ Southern Electricity Network	Land In Front Of 1 - 11 Admoor Lane Bradfield Southend	Proposed a new substation site within a Glass Reinforced Plastic enclosure.	Lewis Richards 01635 519916	31/07/2025

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Brightwalton Parish	25/01278/REG4	Mr Gordon Joyner	Brightwalton C.E. Aided Primary School Brightwalton Newbury RG20 7BN	Retrospective planning application under the Enforcement Case Reference: 24/00613/16OTHR. The proposal includes the installation of a combination of powder-coated metal bow-top and mesh panel fencing and gates across various boundaries of the school site. Works involve replacing existing low-level timber gates and hedging at the main entrance on a like-for-like basis, and removing the original chain-link fencing and metal gates along the front, side, and rear elevations. These will be replaced with 1.8m high mesh panel and bow-top fencing, with additional 2.4m high mesh fencing along the short section of the parapet adjacent the old school house at southern boundary to enhance security. New gates, including single and double-leaf designs, will be installed in existing locations. All metalwork will be finished in dark green (RAL 6005) to ensure durability and compatibility with the surrounding environment.	Harriet Allen 01635 519496	29/07/2025
Burghfield Parish Council	25/01268/PASSHE	Andrew Macrae-Stoelwinder	2 Church Cottages Reading Road Burghfield Reading RG30 3RJ	Application to determine if prior approval is required for a proposed Single storey rear brick and block extension, with glass bi-fold doors and glass windows above the doors, extending 4.6m from the original house, pitched roof less than 4m high. Dimensions 4.60m x 3.65m x 2.20m	Donna Toms 01635 519439	15/07/2025
Chaddleworth Parish	25/01374/TPC	Ms Anne Egerton	56 Upper End Chaddleworth Newbury RG20 7DY	Silver Birch - Edge of driveway - Crown reduce by 30% (approx 3 meters off height) and reduce sides to suit. Starting height - 12 meters - Finished height - 9 meters.	Ed Jennings 07585882685	24/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Chieveley Parish Council	25/01293/HOUSE	Hermitage Farms	Lark Rise Oare Hermitage Thatcham RG19 8SD	Two storey and single storey addition to detached dwelling.	Isabel Oettinger 01635 519683	01/08/2025
Compton Parish Council	25/01303/LBC	Elizabeth Jarrett	1 Horn Street Compton Newbury RG20 6QS	Installation of rockwool Flexi slab to existing raised timber floor to dining room area only. The dining room is very cold in winter due to an air path from the outside to the partial cellar. The dining room floor is timber floorboards on timber joists supported on brickwork sleeper walls on ground. The Insulation would be installed between the timber joists beneath the floor boards. Repair to any floor boards and air bricks.	Elizabeth Moffat 01635 519336	04/08/2025
Compton Parish Council	25/01053/HOUSE	Charles Read	Treeside School Road Compton Newbury RG20 6QU	Proposed timber framed shed with timber cladding and flat roof.	Isabel Oettinger 01635 519683	04/08/2025
Enborne Parish Council	25/01373/TPW	Mr Rich Ellis	The Stables Enborne Newbury RG14 6RP	Lime Tree - LHS/roadside - reduce/pollard by 50% to match other 6 previously done. Starting height - 20 meters. Finished height - 10 meters.	Ed Jennings 07585882685	07/08/2025
Hermitage Parish Council	25/01179/TPW	Colin Curtis	Brambles End Orchard Close Hermitage Thatcham RG18 9RU	I am looking to cut back the trees to the boundary edge and roof for the following: T1 - White Poplar - approx 2 metres to the boundary T2 - Hazel - approx 2 metres to the boundary T3 - Hawthorn - approx 4 metres to the boundary and roof T4 - Cherry Plum approx 3 metres to the boundary	Ed Jennings 07585882685	06/08/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hungerford Town Council	25/01336/TPC	Mr Shane Prater	Unit 1 The Cuttings 120 High Street Hungerford RG17 0LU	T1 - Cherry: Reduce the height and spread of the tree by up to 1.5 to 2 meters. This will also prune the tree away from the nearby building and bring the tree back into proper form. Clearance Around Street Light: Ensure the area around street lights is clear to allow for the proper use of the light. Crown Lift: Raise the tree canopy to provide a minimum clearance of 3.5 meters above the public footpath, ensuring safe passage for pedestrians	Ed Jennings 07585882685	21/07/2025
Hungerford Town Council	25/01346/PDNOT	SSEN	Street Record Chilton Hungerford	Replacement of a section of the overhead 11 kV cable with new underground cable and a new Ground Mounted Switching Station (AONB226002 Chilton Estate Hungerford E3L5 Detail Chilton Park SW/STN Rev 0).	Lewis Richards 01635 519916	22/07/2025
Hungerford Town Council	25/01348/PDNOT	SSEN	Street Record Newtown Hungerford	Replacement of a section of the overhead 11 kV cable with new underground cable and a new Ground Mounted Switching Station (AONB226002 Chilton Estate Hungerford E3L5 Detail North Hidden Farm Drier Rev 1.)	Lewis Richards 01635 519916	22/07/2025
Hungerford Town Council	25/01347/PDNOT	SSEN	Street Record Newtown Hungerford	Replacement of a section of the overhead 11 kV cable with new underground cable (combined with the 33kV Cable) and a new Ground Mounted Switching Station. (AONB226002 Hungerford E3L5 Detail SW/STN New Hayward Farm Rev 1)	Lewis Richards 01635 519916	22/07/2025
Hungerford Town Council	25/01350/PDNOT	SSEN	Wylds Copse Newtown Hungerford	Replacement of a section of the overhead 33 kV cable with new underground cable (AONB226002 HUNG C4L5 33kV Diversion Rev 1).	Lewis Richards 01635 519916	22/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Inkpen Parish Council	25/01340/OOD	U Y Recreational Club	Kirby Farm Upper Green Inkpen Hungerford RG17 9QJ	Paragraph 5 Touring Caravan Exemption Certificate issued by Natural England. Caravan Sites and Control of Development Act 1960 and are valid for one year. They are limited to a maximum of 5 touring caravan pitches.	Lauren Hill 07955264733	25/06/2025
Inkpen Parish Council	25/01272/HOUSE	Mr and Mrs Dixon	Tunstall Pottery Lane Inkpen Hungerford RG17 9QA	Single storey ground floor extension, first floor dormer extension to rear aspect, new entrance porch and widened dormer to frontage with internal and external alterations to include addition of a mix of timber cladding and render.	Helen Robertson 01635 519524	29/07/2025
Lambourn Parish Council	25/00940/CERTP	Jockey Club Estates	Land Adjacent To and South Of Whitcoombe House Stables Maddle Road Upper Lambourn Hungerford	Excavations to form agricultural track measuring 170 m in length and 4 m wide. Excavate track area to depth of 150mm. Add 150mm of clean 75-40mm limestone and compact. Apply 50mm of recycled road planings as running layer and form a crown to aid drainage. Compact heavily. Arisings to be levelled to side of track to form a batter.	Harriet Allen 01635 519496	31/07/2025
Lambourn Parish Council	25/01200/HOUSE	Miss Melissa Wyatt	18 Millfield Lambourn Hungerford RG17 8YQ	New wider dropped kerb	Harriet Allen 01635 519496	01/08/2025

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Newbury Town Council	25/01366/TPC	Mr James Bailey	10 Donnington Square Newbury RG14 1PJ	<p>There are 2 trees at the front of the property: 1. Portuguese Laurel - this tree is to be dismantled to ground level and removed. The reason for this is it has grown too large due to not being maintained by the previous owner. It is close to the building and the roots could be causing damage to the structure. Also it is next to the front steps which are showing damage and subsidence as a result of the tree roots. The tree also makes it very dark and encourages dampness and other plants don't grow.</p> <p>2. Mountain Ash - this tree is to be dismantled to ground level and removed. The reason for this is the tree is in bad health with a dead branch removed and others broken and hanging in a precarious position. A tree surgeon advised us that the tree is too old to be reclaimed.</p>	Ed Jennings 07585882685	24/07/2025
Newbury Town Council	25/01341/TPC	Mr Ben Watkins	77 London Road Newbury RG14 1JN	T1 - Conifer: Fell due to historic damage to underground services and to allow more light to less dominant plants and shrubs T2 - Ash: Fell due to historic damage to underground services and looks in poor health T3 - Conifer: Fell to allow more light to less dominant plants and shrubs	Ed Jennings 07585882685	22/07/2025
Shaw Cum Donnington	25/01370/TPC	Jon Gurr - West Berkshire Council	Shaw House Church Road Shaw Newbury RG14 2DR	1x Yew: Crown lift on the road side only branches to 4.5 - 5m in order to allow progression of mini buses from main drive to parking area	Ed Jennings 07585882685	22/07/2025
Shaw Cum Donnington	25/01240/AGRIC	Mr Richard Houghton	Mousefield Farm Long Lane Shaw Newbury RG14 2TG	Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use - New Road	Harriet Allen 01635 519496	19/06/2025

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Tidmarsh Parish Council	25/00843/FULMAJ	Englefield Estate Trust Corporation Ltd	Riverbanks at River Pang at Tidmarsh and Englefield Tidmarsh Reading	The proposed project focuses on restoring a riparian section of the River Pang and creating wetland within the low-lying, redundant water meadows of the Englefield Estate. These works aim to enhance nutrient and sediment capture, support climate mitigation, improve natural flood management, increase biodiversity, and elevate water quality. The works will include in-channel habitat enhancements, such as installing woody debris berms and gravel, as well as natural floodplain restoration through river channel realignment, riverbank lowering, and floodplain reconnection. To ensure long-term maintenance, the project also incorporates improved access via a new bridge and designated river fording locations.	Michael Butler 01635 519499	04/09/2025
West Ilsley Parish Council	25/01342/TPC	Hedges	Downlands Main Street West Ilsley Newbury RG20 7AJ	G1 - Conifers - Remove to ground level - Not good specimens/failing.	Ed Jennings 07585882685	22/07/2025
West Ilsley Parish Council	25/01344/FORMB	Scottish and Southern Electricity Networks (SSEN)	Street Record Catmore Road West Ilsley Newbury	The proposal is to improve and reinforce the existing local electricity network at West Ilsley by installing a new H-pole and 200kVA transformer, in order to facilitate a new connection to property at Hoddcott Buildings. (Ref: 105169-127/LA)	Harriet Allen 01635 519496	29/07/2025
Winterbourne Parish	25/01171/FULMAJ	Miss Sarah Bayliss	Rambling Rose Farm Winterbourne Newbury RG20 8AS	Retention of temporary Cabin for three years and change of use from private equestrian to rehabilitation equestrian.	Matthew Shepherd 01635 519583	22/09/2025