

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	25/01226/FUL	Sascron Ltd	Sascron Ltd The Smallholding Paices Hill Aldermaston Reading	Retrospective construction of an industrial building for use in connection with the existing use of the land for the preparation and sale of cars, as an MOT testing facility.	Alice Attwood 01635 503602	05/08/2025
Aldermaston Parish	25/00357/FUL	Young Estates & Land Limited	Youngs Industrial Estate Paices Hill Aldermaston Reading RG7 4PW	Retrospective Use of the land for storage and distribution (Use Class B8) with ancillary temporary office	Michael Butler 01635 519499	08/08/2025
Aldworth Parish Council	25/00643/LBC	Mr Hugh Macaulay	The Bell Aldworth Reading RG8 9SE	Replacement of all windows to the south elevation of the property with bespoke 'like for like' windows.	Lewis Richards 01635 519916	04/08/2025
Basildon Parish Council	25/01169/HOUSE	Mr & Mrs T. Elliott	Woodgreen Farm House Upper Basildon Reading RG8 8NA	Section 73a: Variation of Condition 1 (Approved Plans) of previously approved application 21/02171/HOUSE - Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application 19/00265/HOUSE : Single storey rear extension and refurbishment/conversion of ancillary outbuilding.	Donna Toms 01635 519439	18/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Basildon Parish Council	25/01252/FUL	Mr John Neville	Land at Apple Tree Cottage Pangbourne Road Upper Basildon Reading	Erection of one detached 5-bedroom dwelling, alongside the demolition and replacement of an existing garage building	Alice Attwood 01635 503602	07/08/2025
Basildon Parish Council	25/01313/HOUSE	Mr & Mrs A. Pulleyn	The Barn House Lower Basildon Reading RG8 9PG	Proposed Single storey extension to the annexe at Barn House to provide store and plant room & associated external works.	Lewis Richards 01635 519916	01/08/2025
Basildon Parish Council	25/01161/FUL	James Purdey and Sons Limited	Tomb Farm Ashampstead Reading RG8 8SD	Enclosure of existing porch on lodge building	Lewis Richards 01635 519916	30/07/2025
Basildon Parish Council	25/01219/LBC	James Purdey and Sons Limited	Tomb Farm Ashampstead Reading RG8 8SD	Relocation and replacement of condenser unit and erection of external louvres for ventilation system.	Lewis Richards 01635 519916	01/08/2025
Bucklebury Parish Council	25/01325/HOUSE	Mr Andrew Aldridge	White Lodge Hatch Lane Chapel Row Reading RG7 6NX	Extension to existing double garage to provide ancillary accommodation (granny annexe).	Lewis Richards 01635 519916	11/08/2025
Burghfield Parish Council	25/01345/HOUSE	MR & MRS J Riding	4 Kennet Place Burghfield Common Reading RG7 3NN	Single storey side extension.	Lewis Richards 01635 519916	06/08/2025
Chaddleworth Parish	25/01375/TPC	Ms Jo Graham-Campbell	The White House Chaddleworth Newbury RG20 7DY	T1, T2, T3 & T4 - Ash (with early stages of Ash Die Back) – Fell T5 - Maple - Edge of boundary - Encroaching over Maple House/Norris Lane (east side only) - Reduce lateral overhang by 3 meters back to suitable growth points. Leave top. Width starting measurement - 12 meters across- finished width - 9 meters across.	Ed Jennings 07585882685	30/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Chieveley Parish Council	25/01162/HOUSE	Anonymous	The Old House High Street Chieveley Newbury RG20 8UX	Removal of existing modern rear extension. New extension.	Cheryl Willett 01635 519386	29/07/2025
Chieveley Parish Council	25/01163/LBC	Anonymous	The Old House High Street Chieveley Newbury RG20 8UX	Removal of existing modern rear extension.New extension.	Cheryl Willett 01635 519386	29/07/2025
Cold Ash Parish Council	25/01214/HOUSE	Andrew Downing	13 Southend Cold Ash Thatcham RG18 3BW	Erection of a rear roof dormer extension with the addition of two velux rooflights to the front roof slope along with alterations to the existing two-storey side extension roof.	Cheryl Willett 01635 519386	23/07/2025
Frilsham Parish Council	25/01224/OUT	Mr John Hadrill	Land at Beechfield Lane Frilsham Thatcham	Proposed Detached Dwelling on Land off Beechfield Lane, Frilsham, RG18 9XD. Matters for consideration Access Layout and Scale	Harriet Allen 01635 519496	23/07/2025
Hamstead Marshall	25/01216/FULMAJ	Mr and Mrs Steve and Debbie White	Spicers Copse Hamstead Marshall Newbury	Change of use of agricultural land to a dog walking facility	Matthew Shepherd 01635 519583	08/09/2025

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Hungerford Town Council	25/01316/HOUSE	Mr Mark Staines	20 Moores Place Hungerford RG17 0JS	Please refer to photos of the dilapidated state of the property for reference. Also please refer to 3D rendering as shared. 1. Demolish existing garage and construct new single storey timber building on existing footings. New roof line to have parapet and internal flat roof concealing a solar array. 2. Demolish and side/rear wraparound extension. 3. Rebuild new full wraparound to front side and rear and replace the defective porch. 4. Remove the south end chimney. 5. Add solar panels to the East and West roof lines. This will be complimented by installing EV charging point on drive. 6. Room for at least 3 car parking spaces with landscaping to the front garden. Rear garden to be landscaped. 7. Replace south boundary fence with like for like timber panels.	Cheryl Willett 01635 519386	06/08/2025
Hungerford Town Council	25/01203/FULMAJ	Mr Rob Jones	Land Adjacent To Herongate Leisure Centre Herongate Hungerford	The erection of a 1725 sqm (gross) Class E discount foodstore with associated access, parking and servicing areas, landscaping, together with highways improvements at the junction of the A4 (Charnham Street) and the B4192.	Matthew Shepherd 01635 519583	26/08/2025
Hungerford Town Council	25/01189/ADV	Miss Marina Alleyne	6 - 7 High Street Hungerford RG17 0DN	Changing of WHSMITH brand to TGJones. Like for Like replacements.	Isabel Oettinger 01635 519683	23/07/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Inkpen Parish Council	25/01227/HOUSE	Mr Robinson	1 Wayside Post Office Road Inkpen Hungerford RG17 9PX	Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application 23/02453/HOUSE - Rear ground floor extension and 1st floor rear, side extension along with internal alterations. In addition, the applicant is applying for permission to introduce new parking provisions for No 1 Wayside. As part of the proposals permission is also sought to fell a tree (T1).	Isabel Oettinger 01635 519683	24/07/2025
Inkpen Parish Council	25/01228/HOUSE	Mr & Ms Robinson	2 Wayside Post Office Road Inkpen Hungerford RG17 9PX	Section 73: Variation of Condition 2 (Approved Plans) of planning permission 23/02626/HOUSE (The erection of a rear extension to the ground floor of No 2 Wayside along with a new 1st floor rear extension and internal alterations). Amendment: To modify the new first floor roof configuration, replacing the original gable ended pitched roof design with a mono-pitched roof and large valley. In addition, the applicant proposes facing brick to the first floor walls on the northwest elevation in lieu of render.	Harriet Allen 01635 519496	13/08/2025
Inkpen Parish Council	25/01208/HOUSE	Mr & Ms Robinson	2 Wayside Post Office Road Inkpen Hungerford RG17 9PX	Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application 23/02610/HOUSE - The erection of a rear extension to the ground floor of No 2 Wayside along with internal alterations.	Harriet Allen 01635 519496	06/08/2025
Inkpen Parish Council	25/01209/HOUSE	Mrs Elaine Crewe-Terrell	Brookfield Post Office Road Inkpen Hungerford RG17 9PU	Replacement of existing stable block with new ancillary Annex	Cheryl Willett 01635 519386	06/08/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Kintbury Parish Council	25/01353/HOUSE	Mrs Wendy Kadzidlo	15 Harold Road Kintbury Hungerford RG17 9UZ	Single storey pitch roof side extension.	Isabel Oettinger 01635 519683	14/08/2025
Kintbury Parish Council	25/01148/HOUSE	Mr Rowan Simmonds	3 Forge Close Kintbury Hungerford RG17 9XX	The erection of single storey rear extensions (removing the existing Conservatory), a porch extension, the insertion of two rooflights into the front roof slope and one new window to the north façade.	Isabel Oettinger 01635 519683	01/08/2025
Lambourn Parish Council	25/01158/FUL	Mr & Mrs Mosvold	Windmill Farm Baydon Road Lambourn Hungerford RG17 7BN	New 80x40m menage with post and rail fence and new toilet facilities.	Cheryl Willett 01635 519386	06/08/2025
Newbury Town Council	25/01160/ADV	Martin	16 Bartholomew Street Newbury RG14 5LL	Redecorated shopfront and window. 2no external lights wall lights to fascia. New painted sign to fascia. New projecting swing sign.	Lauren Hill 07955264733	07/08/2025
Newbury Town Council	25/01223/ADV	Blaze Signs	Waitrose Oxford Road Newbury RG14 1NB	Multiple proposed signage.	Helen Robertson 01635 519524	04/08/2025
Newbury Town Council	25/01337/ADV	Miss Marina Alleyne	87 - 89 Northbrook Street Newbury RG14 1AE	Changing of WHSMITH brand to TGJones. Like for Like replacements.	Cheryl Willett 01635 519386	05/08/2025
Newbury Town Council	25/01212/HOUSE	Mr and Mrs Sutton	34 Donnington Square Newbury RG14 1PP	Single Storey rear extension following demolition of conservatory, Partial garage conversion, New windows and Rear, Internal alterations	Cheryl Willett 01635 519386	23/07/2025

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Newbury Town Council	25/01307/ADV	n/a	Unit 6 Newbury Retail Park Pinchington Lane Newbury RG14 7HU	Consent to display 2No. Replacement internally illuminated fascia signs to front elevation.	Cheryl Willett 01635 519386	31/07/2025
Newbury Town Council	25/01304/HOUSE	Mrs Irene Hanbury	15 Bartlemy Close Newbury RG14 6LE	Single-storey rear extension following demolition of existing lean-to.	Cheryl Willett 01635 519386	06/08/2025
Newbury Town Council	25/01296/HOUSE	Mr and Mrs James Davies	30 Bartlemy Close Newbury RG14 6LE	Removal of existing mono-pitched roof and formation of new two stage flat roof over existing rear extension with associated alteration to the party wall parapet	Cheryl Willett 01635 519386	31/07/2025
Newbury Town Council	25/01168/ADV	N Qayumi	Unit B Garner House 12 Market Street Newbury RG14 5ER	Two illuminated signs and awnings with logo.	Cheryl Willett 01635 519386	30/07/2025
Newbury Town Council	25/01295/FUL	Eastfield House Surgery	Eastfield House Surgery 6 St Johns Road Newbury RG14 7LW	Retention of existing temporary surgery accommodation for an additional three years	Matthew Shepherd 01635 519583	30/07/2025
Newbury Town Council	25/01154/LBC	Martin	16 Bartholomew Street Newbury RG14 5LL	Change of use from Class E to Sui Generis. 2no new external structural openings to rear extension. New condenser unit fitted to flat roof. Redecoration of shopfront and window. New signage and lighting. Full refurbishment of rear courtyard. Full internal refurbishment. Internal lining out walls and hacking of plaster to expose brick. Removal of internal arch replaced with new wall and window.	Lauren Hill 07955264733	07/08/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/01153/FUL	Martin	16 Bartholomew Street Newbury RG14 5LL	Change of use from Class E to Sui Generis. 2no new external structural openings to rear extension. New condenser unit fitted to flat roof. Redecoration of shopfront and window. New signage and lighting. Full refurbishment of rear courtyard. Full internal refurbishment. Internal lining out walls and hacking of plaster to expose brick. Removal of internal arch replaced with new wall and window.	Lauren Hill 07955264733	07/08/2025
Newbury Town Council	25/01396/TPW	Aimee Brooks	34 Essex Street Newbury RG14 6QS	<p>Per report supplied (SJ Stephens Assoc letter 30-05-2025) T1 Sycamore, Mature 20.5 m tall Observations: Basal cavity to east which extends at least 0.35m into the main stem - Ganaderma sp .fungal brackets present. Remainder of base sound. Cavity to south east at 2m where a large limb has been removed in the past which extends 550mm, or approx 3/4s of the way through the stem diameter at this point. Bifurcates at 3.5m. Asymmetric canopy with majority of weight towards the house. Good vigour.</p> <p>Works Specification: Crown reduction, reducing height by 5m and crown spread to south east and west by approx 3m, to reduce stress on main stem. T2 Sycamore, Mature, 20.5m tall Observations: Growing as a pair with T1. Previous crown lift and reduction. Basal cavity to north east extends 430mm into stem where diameter is 850mm. Various other small cavities in previous reduction points. Good vigour. Has a common canopy with T1. Asymmetric canopy, with majority to north. Some minor deadwood. Works Specification: Reduce height by 5m. Reduce crown spread to north east by approx 2.5m and to west and north by approx 1.5m.</p>	Ed Jennings 07585882685	11/08/2025

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Newbury Town Council	25/01393/TPC	Mr Phil Garrett	The Litten Newtown Road Newbury RG14 7BB	T1 Sycamore - Reduce by approx 3metres to previous reduction points.	Ed Jennings 07585882685	25/07/2025
Newbury Town Council	25/01357/TPW	Cognatum Retirement Village	1 Badsworth Gardens Newbury RG14 6PH	T1- large Scotts Pine: to be felled due to a lean that has proceeded to worsen in the last year. Client is concerned that tree will fail and damage properties and health and safety risk	Ed Jennings 07585882685	13/08/2025
Padworth Parish Council	25/01217/FUL	Mr Matthew Fitzgerald	PSD Padworth Rectory Rectory Road Padworth Common Reading RG7 4JD	This application seeks planning permission for the installation of a 1.5MW ground-mounted solar PV array at Aldermaston Rectory, Reading (RG7 4QR). The proposed system will consist of 2,000 high-efficiency monocrystalline panels (Trina Solar TSM-720-NEG19RC.20) arranged in a ground-mount configuration, covering an active PV surface area of approximately 9,972.79 m ² . The installation is expected to generate an estimated annual yield of 1,392,957 kWh, offsetting 324,559 kg of CO2 emissions in its first year. This project aims to maximise the site's renewable energy generation potential, contributing significantly to the local and national net-zero goals while having minimal visual and ecological impact on the surrounding environment.	Sian Cutts 01635 519344	23/07/2025
Padworth Parish Council	25/01248/CERTP	Mr & Mrs I Somerville	Park View Cottage Mill Lane Padworth Reading RG7 4JY	Proposed single storey side extension and roof lantern	Lesley Humphries 01635 503024	25/07/2025

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Purley On Thames Parish	25/01388/TPW	Amy Brock	4 Sherwood Place Purley On Thames Reading RG8 8RZ	T1 - Whitebeam - 2 meters off the top of T1 just as general maintenance so it doesn't reach unmanageable height for size of our, garden this would bring it closer to height of our neighbours and T2 T2 - Whitebeam - No works T3 - Whitebeam - Is unbalanced and so like T1 I want to bring height down 2 meters and bring the side as you can see in photo back in to maintain balance and reduce the overhang into my neighbours land.	Jon Thomas 01635 519611	11/08/2025
Shaw Cum Donnington	25/00937/CERTP	Martin Copeland	32 Kingsley Close Shaw Newbury RG14 2EE	Existing sheds at the end of the garden to be removed and existing hard standing to be extended to suit new granny annexe dimensions which are 6500mm x 5000mm x 2500mm high (flat roof). New services to be laid in new trench including soil, electric, gas and water. Access would be a purpose made path at the side of the house. once hard standing is complete the annexe will be timber framed with a flat roof and fully insulated will include bathroom, bedroom, lounge with kitchen.	Helen Robertson 01635 519524	07/08/2025
Speen Parish Council	25/01175/HOUSE	Mr & Mrs Marshall	Benham Grange Bath Road Halfway Newbury RG20 8NE	Proposed single-storey extension, entrance canopy and minor alterations.	Cheryl Willett 01635 519386	29/07/2025
Speen Parish Council	25/01085/LBC	Mr Adam and Mrs Amy Brown	Speen Manor Bath Road Speen Newbury RG14 1RA	Installation of one wall-mounted electric vehicle charging station and installation of associated cabling to internal point of connection.	Cheryl Willett 01635 519386	07/08/2025

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Speen Parish Council	25/01084/HOUSE	Mr Adam and Mrs Amy Brown	Speen Manor Bath Road Speen Newbury RG14 1RA	Installation of one wall-mounted electric vehicle charging station and installation of associated cabling to internal point of connection.	Cheryl Willett 01635 519386	07/08/2025
Stratfield Mortimer Parish	25/01283/HOUSE	Natalie Clarke	61 Victoria Road Mortimer Common Reading RG7 3SL	Proposed ground floor side extension, internal alterations and all associated works	Donna Toms 01635 519439	29/07/2025
Streatley Parish Council	25/01218/FUL	Mr Nigel Parsons	Churn Lodge Wantage Road Streatley Reading RG8 9LA	Proposed new dwelling including new landscaping and parking	Lewis Richards 01635 519916	01/08/2025
Thatcham Town Council	25/01312/CERTP	MR R KHANNA	29 Roman Way Thatcham RG18 3BS	Proposed loft conversion with rear dormer, hip to gable roof and alterations	Lewis Richards 01635 519916	08/08/2025
Thatcham Town Council	25/01207/FUL	Mr Tri Van Vu	The Sanctuary Tattoo Parlour Ground Floor Shop Bank House 13 - 15 High Street Thatcham	Change of use from Tattoo Parlour (Sui Generis) to Nail salon.	Lewis Richards 01635 519916	23/07/2025
Thatcham Town Council	25/01288/FUL	Mrs Kelly Stansfield	Solar Photo-Voltaic Installation at Limberlost Farm Crookham Common Thatcham	Addition of new equipment storage shipping container	Catherine Ireland 01635 519391	11/08/2025
Thatcham Town Council	25/01270/HOUSE	Josh Wylde	9 Kestrel Close Thatcham RG19 3SP	Proposed facade alterations, ground floor internal alterations, floor plan redesign and all associated works at 9 Kestrel Close, RG19 3SP	Catherine Ireland 01635 519391	04/08/2025

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Thatcham Town Council	25/01258/HOUSE	J Kennedy	19 Justice Close Thatcham RG19 4GZ	Single storey rear extension and garage conversion.	Donna Toms 01635 519439	28/07/2025
Theale Parish Council	25/01273/RESMAJ	Miss Emma Runesson	Lakeside The Green Theale Reading	Section 73 application to vary condition 2 (Approved Plans) of approved 22/00691/RESMAJ. Vary the access arrangements to Phase 1 of the development to provide the main vehicular access through the main site in place of and by upgrading the approved emergency link. In turn, St Ives Close is proposed to be downgraded to an emergency link only. Vary the approved drawing register and the approved site layout.	Emma Nutchey 01635 519344	01/09/2025
Tilehurst Parish Council	25/01164/CERTP	Mr Sam Chapman	36 Compton Avenue Tilehurst Reading RG31 5LH	Change from existing garage to be converted into new Study and Storage use. Replace the existing rear extension roof to be a pitched roof and add new rooflights	Lesley Humphries 01635 503024	18/07/2025
West Ilsley Parish Council	25/01159/HOUSE	Mr and Mrs J Dawson	School House Main Street West Ilsley Newbury RG20 7AR	Revised access (dropped kerb) in connection with 25/00685/HOUSE	Cheryl Willett 01635 519386	22/07/2025
West Woodhay Parish	25/01260/HOUSE	Mrs B Brown	Lake House West Woodhay Newbury RG20 0BU	Section 73 application to vary condition 2 (Approved Plans) of approved 24/00198/HOUSE - To account for design amendments and the removal of a basement level in order that when development proceeds it is compliant with planning permission. We seek the replacement of the floor plans, elevations and section drawings of the extant permission with that of those included within this application.	Harriet Allen 01635 519496	25/07/2025