

## Decisions Taken during week ending 23/01/2026

<i>Application</i>	<i>Decision Issued</i>	<i>Case Officer</i>	<i>Proposal</i>	<i>Site Address</i>	<i>Decision Type</i>	<i>Decision</i>
25/02367/LBC Parish: Aldworth Parish Council Ward: Basildon Applicant: Mr Hugh Macaulay	19/01/2026	Rebecca Hawkes-Rey	Replacement of lower windows to the south elevation of the property with bespoke like for like windows.	The Bell Aldworth Reading RG8 9SE	DEL	Approval
25/02544/PACOU Parish: Bradfield Parish Council  Ward: Bradfield Applicant: Helen Varley	23/01/2026	Gemma Kirk	Application under General Permitted Development Order (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R to determine if prior approval is required for a proposed: Change of use of existing agricultural buildings to B8 storage and distribution.	Glenvale Nurseries Hungerford Lane Bradfield Southend Reading RG7 6JH	DEL	Refusal
25/02702/AGRIC Parish: Burghfield Parish Council  Ward: Burghfield & Mortimer Applicant: Miss Cora Pfarre	19/01/2026	Isabel Oettinger	Application to determine if prior approval is required for a proposed: Alteration of an existing road or highway - Improving the existing access track by 1 to 2 loads of crushed concrete with a top dressing of type 1 scalpings	Clayhill Copse Clayhill Road Burghfield Common Reading	DEL	Refusal
25/02750/HOUSE Parish: Chieveley Parish Council Ward: Chieveley & Cold Ash Applicant: Mr and Mrs R Patel	22/01/2026	Helen Robertson	Proposed outbuilding	Oareborough House Oare Hermitage Thatcham RG18 9SD	DEL	Approval

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25/02740/CERTP Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Mr and Mrs C Bell	20/01/2026	Emma Jolliffe	Proposed single storey rear extension	7 Walters Close Cold Ash Thatcham RG18 9PU	DEL	Approval
26/00131/TELE28 Parish: Cold Ash Parish Council  Ward: Chieveley & Cold Ash Applicant: BT	21/01/2026	Bob Dray	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 10 Metre Medium Wooden Pole opposite 2 Sewell Close, Cold Ash, Thatcham, RG18 9JH.	Street Record Sewell Close Cold Ash Thatcham		Response Issued
26/00132/TELE28 Parish: Cold Ash Parish Council  Ward: Chieveley & Cold Ash Applicant: BT	21/01/2026	Bob Dray	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 9 Metre Light Wooden Pole opposite Lorien, The Ridge, Cold Ash, Thatcham, RG18 9HZ.	Street Record The Ridge Cold Ash Thatcham		Response Issued

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25/02616/LBC Parish: East Ilsley Parish Council  Ward: Ridgeway Applicant: Mr and Mrs Francesca and Nico Evain	23/01/2026	Rebecca Hawkes-Rey	Minor internal and external alterations, heat pump installation, removal of the 1988 rear extension, and replacement of the existing rear infill.	Kennet House Broad Street East Ilsley Newbury RG20 7LW	DEL	Approval
25/02374/CERTE Parish: Great Shefford Parish Council  Ward: Downlands Applicant: Benash Farms Limited	19/01/2026	Lauren Hill	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.	Bread Oven Cottage Northfield Farm Wantage Road Great Shefford Hungerford RG17 7DQ	DEL	Approval
25/02557/COND Parish: Greenham Parish Council  Ward: Newbury Greenham Applicant: David Wilson Homes Southern	22/01/2026	Jake Brown	Approval of details reserved by Condition (6) Surface Water Drainage of planning permission 14/03109/OUTMAJ: Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings.	History 2 Newbury Racecourse Racecourse Road Newbury	DEL	Refusal

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25/02805/COND Parish: Greenham Parish Council  Ward: Newbury Greenham Applicant: Mr and Mrs Matthew Potter	23/01/2026	Emma Jolliffe	Application for approval of details reserved by condition 4 (Arboricultural Method Statement) of approved 24/00441/HOUSE	50 Burys Bank Road Greenham Thatcham RG19 8DB	DEL	Withdrawn
25/02940/NONMA Parish: Greenham Parish Council  Ward: Newbury Wash Common Applicant: Mr Sean Bates	20/01/2026	Matthew Shepherd	Non-Material Amendment to planning permission 22/02754/OUTMAJ: Hybrid Planning Application: 1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 75 residential units (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation, containing up to 70 beds (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Amendment: Minor amendments to approved plans.	Land East Of Newbury College Monks Lane Newbury	DEL	Approval
25/02853/COND Parish: Hamstead Marshall Parish Council Ward: Hungerford & Kintbury Applicant: Maryn Oppenheim	21/01/2026	Harriet Allen	Application for approval of details reserved by condition 1 (Lighting strategy) of approved 25/01771/FUL	Barn Elm Farm Hamstead Marshall Newbury	DEL	Approval

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25/02737/COND Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr + Mrs Zoe Houchen	20/01/2026	Sian Cutts	Application for approval of details reserved by conditions 3 (Materials) and 4 (CEMP) of approved 25/00583/HOUSE	Annexe The Old Granary Mill Lane Calcot Reading RG31 7RS	DEL	Split Decision
25/02552/FUL Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Hungerford Antiques Arcade	19/01/2026	Lewis Richards	Installation of solar panels on the roof of the Hungerford Antiques Arcade.	Hungerford Arcade 26 - 27 High Street Hungerford RG17 0NF	DEL	Approval
25/02553/LBC Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Hungerford Antiques Arcade	19/01/2026	Lewis Richards	Installation of solar panels on the roof of the Hungerford Antiques Arcade.	Hungerford Arcade 26 - 27 High Street Hungerford RG17 0NF	DEL	Not required
25/02676/HOUSE Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mr. & Mrs. S Jones	22/01/2026	Elizabeth Moffat	Installation of 4 no. rooflights to existing house.	Hornhill Sanham Green Hungerford RG17 0RR	DEL	Approval
25/02272/LBC Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: Mr Simon Darke	20/01/2026	Rebecca Hawkes-Rey	Listed building consent application for the demolition of a listed building	Box Cottage Lower Green Inkpen Hungerford RG17 9DN	DEL	Withdrawn
25/02575/HOUSE Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: Mr James Marino Paver	22/01/2026	Helen Robertson	Retrospective Erection of a single-storey outside shed and workshop, building itself is <2.5m tall, however including the base structure it is 2.65m tall.	Highfield House Folly Road Inkpen Hungerford RG17 9QB	DEL	Approval

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25/02311/HOUSE Parish: Kintbury Parish Council  Ward: Hungerford & Kintbury Applicant: Mr and Mrs M Hedger	22/01/2026	Elizabeth Moffat	Proposed two-storey extensions to East and West elevations and reconfiguration of internal layout. Single storey extension to South elevation to form larger kitchen, with removal of mezzanine above. Conversion of covered area on West end of house to from boot room. Replace all windows with new black-grey aluminium frames. Replace swimming pool glazing with new aluminium frame bifold doors.	Gateway House Radley Hungerford RG17 0PB	DEL	Refusal
25/02276/HOUSE Parish: Lambourn Parish Council Ward: Lambourn Applicant: Burgoyne	22/01/2026	Elizabeth Moffat	Single storey front porch	Whynot Eastbury Hungerford RG17 7JP	DEL	Refusal
25/00083/FULMAJ Parish: Lambourn Parish Council  Ward: Lambourn Applicant: Ed Walker Racing	23/01/2026	Matthew Shepherd	Construction of additional training facilities to include 40 boxes, horse walker, storage barn, water treadmill barn, collecting ring, tack room/day facilities, racing office and a two bed staff cottage with ancillary works.	Frenchmans View Upper Lambourn Hungerford RG17 8QW	COMM	Approval
25/02444/HOUSE Parish: Lambourn Parish Council Ward: Lambourn Applicant: Mr & Mrs Mott	23/01/2026	Isabel Oettinger	Single storey rear extension.	2 Battens Court Ermin Street Lambourn Woodlands Hungerford RG17 7BW	DEL	Approval

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25/02787/COND Parish: Lambourn Parish Council  Ward: Lambourn Applicant: c/o	23/01/2026	Rebecca Hawkes-Rey	Application for approval of details reserved by conditions 5 ( External Services) and 7 ( Internal Services) of approved 21/01531/LBC	Former 8 As Methodist Chapel and School Rooms Chapel Lane Lambourn Hungerford RG17 8YA	DEL	Approval
26/00065/CERTP Parish: Newbury Town Council Ward: Newbury Central Applicant: Tompkins Rygole Ltd	21/01/2026	Harriet Allen	Conversion from existing use to residential.	4 Boxshall Court Pound Street Newbury RG14 6BP	DEL	Refusal
25/02113/CERTP Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: William Fry	20/01/2026	Emma Jolliffe	Add a window to the living room.	24A Kiln Road Newbury RG14 2HA	DEL	Approval
25/02712/FUL Parish: Newbury Town Council Ward: Newbury Greenham Applicant: MR SAM HILSUM	20/01/2026	Elizabeth Moffat	Replacement of windows and doors.	Bramble Court Queens Road Newbury RG14 7FP	DEL	Approval
25/02766/HOUSE Parish: Newbury Town Council  Ward: Newbury Wash Common Applicant: Mr Chandra Mandali and Mrs Venkata Narala	23/01/2026	Isabel Oettinger	Demolition of existing conservatory, proposed single storey rear extension, proposed first floor side extension and new obscure-glazed ground-floor window on the side elevation.	1 Bell Holt Newbury RG14 6TH	DEL	Approval

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25/02679/HOUSE Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr Griffiths	20/01/2026	Lewis Richards	Single storey glass canopy to the side elevation of the property.	Bay Tree House Green Lane Pangbourne Reading RG8 7BG	DEL	Approval
25/02308/FUL Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr ENVER BAT	22/01/2026	Donna Toms	Change of Use from Barber Shop (Use Class E) to Takeaway Shop (Hot Food Takeaway - Use Class Sui Generis)	8 High Street Pangbourne Reading RG8 7AB	DEL	Refusal
25/02835/CERTP Parish: Purley On Thames Parish Council Ward: Tilehurst & Purley Applicant: Mr Sonny Cooper	20/01/2026	Donna Toms	Conversion of internal garage.	11 Elyham Purley On Thames Reading RG8 8EN	DEL	Approval
25/02829/CERTP Parish: Purley On Thames Parish Council  Ward: Tilehurst & Purley Applicant: Mr & Mrs Paul Drake	23/01/2026	Emma Jolliffe	Proposed single storey side extension behind existing pitched roof garage. Extension does not protrude beyond the width of the original garage, or the rear wall of the house. Replace existing window and door with bifold doors in ground floor rear elevation of the house.	50 Goodliffe Gardens Tilehurst Reading RG31 6FZ	DEL	Approval
25/02952/COND Parish: Shaw Cum Donnington PC  Ward: Newbury Speen Applicant: Scottish and Southern Electricity Networks (SSEN)	22/01/2026	Harriet Allen	Approval of details reserved by Condition (4) CEMP of 25/01734/FORMB: Section 37 of the Electricity Act 1989 to install or keep installed an electric line above ground. Upgrade and replacement of poles (Snelmore and Winterbourne area)	Street Record Snelmore Common Newbury	DEL	Approval



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25/02707/AGRIC Parish: Streatley Parish Council  Ward: Basildon Applicant: Mr Lawrence Hamilton	22/01/2026	Donna Toms	Application to determine if prior approval is required for a proposed Forestry Building - Timber Frame Construction. Dimensions: length 16m, height to eaves 2.6m, breadth 5.4m, height to ridge 1.8m.	High Holies Woodland Streatley Reading	DEL	Refusal
25/02754/PASOL Parish: Thatcham Town Council  Ward: Thatcham Colthrop & Crookham Applicant: Mr S Beattie	20/01/2026	Donna Toms	Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Proposed roof mounted solar panels	Francis Baily Primary School Skillman Drive Thatcham RG19 4GG	DEL	Approval
25/02153/LBC Parish: Thatcham Town Council Ward: Thatcham Central Applicant: Ms Laura Carlin	22/01/2026	Lewis Richards	Repointing, dismantling, rebuilding and provision of new foundations to existing boundary wall.	Church Of St Mary Church Gate Thatcham	DEL	Approval
25/02723/CERTP Parish: Theale Parish Council  Ward: Theale Applicant: He	20/01/2026	Emma Nutchey	No machinery inside. this will be used as storage purpose only. This outbuilding will be for main storage of an existing Takeaway.	33A - 33B High Street Theale Reading RG7 5AH	DEL	Refusal
25/02270/OUT Parish: Tidmarsh Parish Council Ward: Pangbourne Applicant: Mr and Mrs D Lusted	23/01/2026	Sian Cutts	Outline application for Residential development for 3 dwellings. Matters to be considered: Access.	D W Lusted Ltd Vyners Estate Mill Lane Tidmarsh Reading RG8 8EB	DEL	Refusal

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25/02492/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr & Mrs R Sherman	20/01/2026	Lesley Humphries	Two storey side extension and part garage conversion	42 Fullbrook Crescent Tilehurst Reading RG31 6RX	DEL	Approval
25/02739/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mr & Mrs Linda & Keith Bartley	20/01/2026	Emma Jolliffe	Single storey extension replacing existing conservatory	1 Barefoot Close Tilehurst Reading RG31 5QF	DEL	Approval
26/00121/TELE28 Parish: Welford Parish Council	20/01/2026	Bob Dray	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 92 metres of fixed line broadband electronic communications apparatus at the telecommunications cabin located at Baydon Road, Wickham Heath, Newbury.	Telecommunications Mast Baydon Road Wickham Newbury		Response Issued
25/02938/AGRIC Parish: West Ilsley Parish Council Ward: Ridgeway Applicant: Mr David Carlisle	19/01/2026	Cheyenne Kirby	Application to determine if prior approval is required for a proposed: Steel portal framed lean to building.	Folly Farm Bury Lane West Ilsley Newbury RG20 7AZ	DEL	Not required