

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
Aldworth Parish Council	25/00832/TPC	Lizzie Harris	Land To The Rear Of 2 The Glebe Aldworth Reading RG8 9SH	4x Conifers: Fell Sycamore: Fell Sycamore: Prune tree overhanging road - approximately a 10% reduction in crown volume equivalent to approximately 4% reduction in overall branch length to allow for the minimum distance between the tree and an electricity cable Yew: Fell	Jon Thomas 01635 519611	28/05/2025
Aldworth Parish Council	25/00820/CERTE	Mr Henry Bankes	Flat Fayleys Lodge Aldworth Reading RG8 9RL	The property known as the Annexe/ Flat, Fayleys Lodge, shown edged red on the plan included with this application has been used since 21 August 2020 as a single dwelling house. I refer to the Statutory Declaration sworn by the applicant and included with this application for full details of the existing use and evidence in support..	Sian Cutts 01635 519344	26/05/2025
Basildon Parish Council	25/00625/FUL	Mr D Reid	Garlands Pangbourne Road Upper Basildon Reading RG8 8LN	Construct 4-bed detached house in front garden of Garlands with access to the Pangbourne Rd	Catherine Ireland 01635 519391	05/06/2025
Bradfield Parish Council	25/00437/OUT	Mr and Mrs Andrew and Michelle Bucknell	Land at Copyhold Farm Bradfield Reading	Outline application for conversion of barns to provide four dwellings including one self-build dwelling and associated infrastructure. (Three access options presented). Matters to be considered: Appearance, Landscaping and Scale.	Alice Attwood 01635 503602	04/06/2025

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Bradfield Parish Council	25/00733/LBC	Miss K Lane-Standley	Gardeners Cottage Buckhold Pangbourne Reading RG8 8QA	Erection of side extension to existing dwelling and internal alterations	Lewis Richards 01635 519916	05/06/2025
Bradfield Parish Council	25/00732/HOUSE	Miss K Lane-Standley	Gardeners Cottage Buckhold Pangbourne Reading RG8 8QA	Erection of side extension to existing dwelling and internal alterations	Lewis Richards 01635 519916	05/06/2025
Burghfield Parish Council	25/00532/FUL	Mr Andrew Lewis	Land at Culverlands and South Of North Lodge James Lane Burghfield Reading	Single storey oak framed wine tasting and visitor events building including provision of parking area and extension of access track.	Michael Butler 01635 519499	28/05/2025
Burghfield Parish Council	25/00593/MDOPO	Mr and Mrs Shaw	Essex Field Reading Road Burghfield Common Reading	Modificaton of planning obligation of section 106 pursuant to planning permission 92/41658/ADD	Michael Butler 01635 519499	19/05/2025
Burghfield Parish Council	25/00670/HOUSE	Mr and Mrs Prosser	Parkview Sulhamstead Road Burghfield Reading RG30 3SB	Proposed single storey infill extension, front porch, replacement roof to an existing conservatory and internal alterations to the ground floor arrangement	Catherine Ireland 01635 519391	06/06/2025
Chieveley Parish Council	25/00434/FUL	Ms Lucinda Buchan	Chieveley Manor Church Lane Chieveley Newbury RG20 8UT	Development of 60m x 40m sand school to serve a long standing equestrian holding. The arena is surrounded by BNG enhancement. It will be fenced in post and rail. There is an access track to the field alongside the northern boundary.	Cheyenne Kirby 01635 519489	05/06/2025
East Ilsley Parish Council	25/00757/CERTE	Susan Walsh	3 Sunrise Hill East Ilsley Newbury RG20 7LY	Shipping container used as ancillary accommodation to the main dwelling on the site of No3 Sunrise Hill	Harriet Allen 01635 519496	23/05/2025

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East Ilsley Parish Council	25/00776/FUL	Richard Chipchase	1 Sunrise Cottages Sunrise Hill East Ilsley Newbury RG20 7LY	Retrospective change of use of the existing summer house cabin for the purpose of a short-term holiday let.	Lauren Hill 07955264733	26/05/2025
Enborne Parish Council	25/00811/OOD	Bewley Homes	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge	Out of District Planning Consultation BDBC: Ref: 25/00365/VLA - Request for deed of variation to Unilateral Undertaking relating to 21/03394/OUT to allow changes to triggers to facilitate an earlier start on site.	Jake Brown 01635 519447	06/05/2025
Englefield Parish Council	25/00765/FUL	Amegreen Children's Services	The Old Agency Englefield Road Theale Reading RG7 5DU	Change of use of the existing offices into a SEND School with residential care. Permission is also sought for the erection of a boundary fence to create school play area and dedicated outdoor area for residential care element	Gemma Kirk 01635 519495	11/06/2025
Greenham Parish Council	25/00761/RESMAJ	Bloor Homes Limited and The Sandleford Farm Partnership	Sandleford Park East Newtown Road Newtown Newbury	Reserved Matters application for the approval of appearance, landscaping, layout, and scale in respect of Primary and Secondary Street infrastructure, associated walking and cycling infrastructure, foul pumping stations, foul drainage, surface water drainage and other associated infrastructure works; as well as: discharge of Condition 23 (pedestrian and cycle access from Monks Lane) and partial-discharge of Condition 18 (surface water drainage SuDS) and Condition 21 (hard and soft landscape works) pursuant to Outline Planning Permission 20/01238/OUTMAJ granted at appeal on 6.5.2022 relating to the residential / mixed use development of the Sandleford Park East site.	Niko Grigoropoulos 01635 519111	10/07/2025

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Hungerford Town Council	25/00790/TPW	James Podger	Great Grooms Antiques 1 Charnham Street Hungerford RG17 0EP	T1 - Pine: Remove deadwood. Reduction of overhanging branch over the neighbours property by up to 3m (other side of river) T2 and T3 - Apple: Reshape to create an even canopy, reduction up to 1m leaving crown spread of 5-7 metres T4 - Horse Chestnut: Remove	Ed Jennings 07585882685	09/06/2025
Hungerford Town Council	25/00785/CERTE	Pipework and Welding Services Ltd	78 High Street Hungerford RG17 0NA	The property known as 78 High Street, Hungerford. RG17 0NA, was originally a dwelling and was purchased by the applicant in 2002 and used as an office in connection with the applicant's business. In 2009 the office use ceased and the property reverted to being a private dwelling. The use as a dwelling is for the entire building and its garden curtilage.	Harriet Allen 01635 519496	26/05/2025
Lambourn Parish Council	25/00771/HOUSE	Quadrangle Nominees Ltd	Inholmes House Inholmes Woodlands St Mary Hungerford RG17 7SY	Inclusion of 2No. proposed windows to the recently built Craft Room.	Harriet Allen 01635 519496	06/06/2025
Lambourn Parish Council	25/00839/FUL	Rooksnest Estates Ltd	Unit 6 Rowdown Farm Buildings Rowdown Upper Lambourn Hungerford	Change of use of agricultural workshop building to use for light industrial purposes (Class E(g)(iii)) (part retrospective) and installation of roller shutter doors	Lauren Hill 07955264733	10/06/2025
Lambourn Parish Council	25/00772/LBC	Quadrangle Nominees Ltd	Inholmes House Inholmes Woodlands St Mary Hungerford RG17 7SY	Inclusion of 2No. proposed windows to the recently built Craft Room.	Harriet Allen 01635 519496	06/06/2025
Newbury Town Council	25/00830/TPC	West Berkshire Council - Jon Gurr	Land To The Rear Of Faraday Road Football Ground Faraday Road Newbury RG14 2AD	4x Willow trees: re-pollard to previous points	Ed Jennings 07585882685	28/05/2025

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Newbury Town Council	25/00793/PDNOT	Thames Water	Speen Pumping Station Moor Lane Newbury RG14 1RT	Notification of works to be undertaken under permitted development rights at Speen Water Treatment Works and boreholes, Moor Lane, Newbury. Proposed storage containers.	Cheyenne Kirby 01635 519489	02/06/2025
Newbury Town Council	25/00798/TPW	David Hoverd	128 Andover Road Newbury RG14 6NA	T1 - Pine: Dismantle and fell dead tree	Ed Jennings 07585882685	09/06/2025
Newbury Town Council	25/00794/TPC	Emma Fearnley	Newbury Boat Company Ham Manor Basin London Road Newbury RG14 2BP	Lime: Fell	Ed Jennings 07585882685	27/05/2025
Newbury Town Council	25/00518/LBC	Property With Andrew	Tidal Vape 24 Northbrook Street Newbury RG14 1DJ	Non Illuminated external fascia sign	Elizabeth Moffat 01635 519336	02/06/2025
Newbury Town Council	25/00796/TPW	Richard Denning	17 Falkland Drive Newbury RG14 6JQ	T1 - Oak: Remove major deadwood throughout whole crown area, crown lift to give 3m clearance over driveways and lightly reduce the north side of the canopy in by 1m to give the tree better balance (as per photo)	Ed Jennings 07585882685	11/06/2025
Pangbourne Parish	25/00531/HOUSE	Jinna Male	25 Thames Avenue Pangbourne Reading RG8 7BY	Erection of double storey wrap around extension	Alice Attwood 01635 503602	10/06/2025

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Pangbourne Parish	25/00774/HOUSE	Andrew and Laura Sexton	Coppinger Riverview Road Pangbourne Reading RG8 7AU	Proposed extension and alterations - Proposed exterior cladding in brick and timber, roofing in grey material with extended dormer windows, additional roof lights and solar PV panels, small infill extensions to rear and front porch, demolition of conservatory, conversion and re-roofing of existing garage with 1.5 storey side extension, front gates, rear garden building.	Sian Cutts 01635 519344	12/06/2025
Pangbourne Parish	25/00787/HOUSE	Tom Pollard and /clare Skinner	Hayfield Tidmarsh Road Pangbourne Reading RG8 7AZ	Part Retrospective removal of first floor front facing window, previously inserted using permitted development rights	Donna Toms 01635 519439	09/06/2025
Purley On Thames Parish	25/00779/HOUSE	Mr and Mrs Swaine	55 Wintringham Way Purley On Thames Reading RG8 8BH	New front roof canopy on timber support posts	Lewis Richards 01635 519916	26/05/2025
Purley On Thames Parish	25/00815/FUL	Frank McDonagh	7 Mapledurham Drive Purley On Thames Reading RG8 8BD	Replacement dwelling	Michael Butler 01635 519499	12/06/2025
Purley On Thames Parish	25/00775/HOUSE	Joshua Springer	43 Long Lane Tilehurst Reading RG31 6YN	Extend existing bungalow to 5 bedroom house with front gate, detached garage and rear garden outbuilding.	Donna Toms 01635 519439	06/06/2025
Speen Parish Council	25/00835/TPW	Jim Smith	Copperfields Caunter Road Speen Newbury	T1 - Beech: Crown reduce and shape by 20% approx 2 meters all over to suitable growth points. Starting height 15 meters, finished height 13 meters. Crown lift to 6 meters from ground level. Remove any major deadwood	Ed Jennings 07585882685	12/06/2025

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Thatcham Town Council	25/00758/HOUSE	Mr Jozsef Simita and Miss Franciska Bihary	7 The Firs Northfield Road Thatcham RG18 3EX	Proposed single storey front extension and internal alterations.	Lewis Richards 01635 519916	06/06/2025
Thatcham Town Council	25/00829/PAD56	SSEN	Electricity Sub Station On The North Side Of Pipers Lane Thatcham	Application for prior approval for a proposed new building under Schedule 2, Part 15, Class B(e) of the Town and Country Planning (General Permitted Development) (England) Order 2015.	Lewis Richards 01635 519916	10/06/2025
Thatcham Town Council	25/00766/FUL	Mr Robin Breakspear	Highfield Farm Crookham Common Thatcham RG19 8DH	Covered cattle yard	Sian Cutts 01635 519344	05/06/2025
Tilehurst Parish Council	25/00743/HOUSE	Gary Dixon	69 Little Heath Road Tilehurst Reading RG31 5TY	Extension to existing garden room and conversion to annex ancillary to the use of the main building	Catherine Ireland 01635 519391	05/06/2025
Tilehurst Parish Council	25/00696/CERTP	Glenn Lewis	26B Bath Road Calcot Reading RG31 7QJ	Application for a Lawful Development Certificate for a Proposed Use: Single story rear extension	Donna Toms 01635 519439	04/06/2025
Tilehurst Parish Council	25/00833/HOUSE	Miss Belinda Mears	96 City Road Tilehurst Reading RG31 5SB	Single storey rear extension with side extension for new garage after demolition of existing garage	Lesley Humphries 01635 503024	28/05/2025
Welford Parish Council	25/00827/FULMAJ	Forest Edge Tipis	Welford Park Welford Newbury RG20 8HU	Use of land for wedding ceremonies and receptions for 6 months a year (April - September), including the temporary erection of tipis and associated car parking (for a temporary period of 5 years)	Lauren Hill 07955264733	30/06/2025

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West Woodhay Parish	25/00777/FUL	West Woodhay Farms LLP	Highwood Farm West Woodhay Newbury RG20 0BT	Operational Development in Association with a Change of Use of an Agricultural Building to a Flexible Commercial Use (Class R) - Consented Application Ref: 25/00261/CLASSR	Matthew Shepherd 01635 519583	10/06/2025
Yattendon Parish Council	25/00712/FUL	Ms Ann Wheeler	Church Of St Peter and St Paul Yattendon Thatcham	Works to rainwater goods including 2no. new downpipes and underground drainage pipe, removal of upper parts of vestry chimney above existing roofline	Lewis Richards 01635 519916	10/06/2025