

## Decisions Taken during week ending 16/05/2025

<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>
25/00568/AGRIC Parish: Beenham Parish Council	14/05/2025	Catherine Ireland	Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use. A new road with 316 Length and Width 6. The track leading to the farmyard will be a maximum of six meters wide fenced either side with stock fencing. It will comprise a surfaced area 3.6m wide with 1m grass strips either side. The surface will be constructed of compacted stone, covered with road planings and topped with tarmac.	3 Hall Place Cottages Clay Hill Beenham Reading RG7 5PL	DEL	Deemed Discharge
Ward: Aldermaston Applicant: HB Larkcom and Partners						
25/00836/COND Parish: Brimpton Parish Council	16/05/2025	Donna Toms	Application for approval of details reserved by condition 6 (Archaeology - WSI) of approved 23/00769/HOUSE - Extensions and alterations to existing house and associated outbuildings. Removal of existing outbuilding, kennels and shed. Repositioning of existing oil tank.	Shalford Farm House Shalford Hill Aldermaston Reading RG7 4NB	DEL	Approval
Ward: Aldermaston Applicant: Mr and Mrs M O'Keefe						
25/00292/HOUSE Parish: Bucklebury Parish Council	16/05/2025	Rebecca Murunga	2 story side extension and garage conversion into habitable space. Side extension to include double garage and rear entry lobby on ground floor and store area above the garage.	Cadby House Long Grove Upper Bucklebury Reading RG7 6QS	DEL	Approval
Ward: Bucklebury Applicant: Ian Robertson						

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24/01767/FUL Parish: Bucklebury Parish Council  Ward: Bucklebury Applicant: Mrs Belinda Wickens	16/05/2025	Donna Toms	Retrospective: Change of use of the existing residential use swimming pool, changing room and toilet facilities to mixed use commercial, educational and residential.	Spring Cottage Chapel Row Reading RG7 6QB	DEL	Approval
25/00814/NONMA Parish: Burghfield Parish Council  Ward: Burghfield & Mortimer Applicant: Mr T Sotonye	12/05/2025	Lewis Richards	Non Material amendment application to planning application 25/00101/HOUSE : Install replica tiled roof extension to the rear of the property. Amendment: Slight Change To Approved Plans - Additional Door + Whole Unit Moved Over From Original Position	9 Regis Manor Road Burghfield Common Reading RG7 3ZH	DEL	Approval
25/00387/MINMAJ Parish: Burghfield Parish Council Ward: Burghfield & Mortimer Applicant: Reading and District Angling Association	16/05/2025	Rachael Lancaster	Section 73a: Variation of condition 1 (Temporary Permission) of previously approved application 23/00385/MINMAJ	Avago Lake Berrys Lane Burghfield Reading	DEL	Approval
25/00728/HOUSE Parish: Cold Ash Parish Council  Ward: Chieveley & Cold Ash Applicant: Mr and Mrs J Riach	15/05/2025	Harriet Allen	Proposed two-storey side extension following demolition of existing utility room, proposed two-storey front extension and associated alterations	1 Walters Close Cold Ash Thatcham RG18 9PU	DEL	Approval
25/00691/HOUSE Parish: Cold Ash Parish Council  Ward: Chieveley & Cold Ash Applicant: Mr Sopp and Miss Wall	16/05/2025	Helen Robertson	Proposed single storey side extension following demolition of existing garage. Single storey rear extension. Replace roof tiles. Proposed garden outbuilding. Widen front access and driveway parking.	Verona The Ridge Cold Ash Thatcham RG18 9HX	DEL	Refusal

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25/00797/NONMA Parish: Greenham Parish Council	14/05/2025	Jake Brown	Application for a Non-Material Amendment Following a Grant of Planning Permission 23/01100/RESMAJ: Application for Approval of Reserved Matters following Outline Approval 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. Amendment: change to approved materials.	History 3 Newbury Racecourse Racecourse Road Newbury	DEL	Approval
Ward: Newbury Greenham Applicant: David Wilson Homes (Southern)						
25/01099/5DAY Parish: Hampstead Norreys Parish Council Ward: Ridgeway Applicant: Roslyn Arthur	15/05/2025	Jon Thomas	Removal of dead holly.	The Thatched Cottage Newbury Hill Hampstead Norreys Thatcham RG18 0TR		No Objection Raised

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25/00609/COND Parish: Hermitage Parish Council  Ward: Chieveley & Cold Ash Applicant: Mr Richard and Mrs Jemma Jones	15/05/2025	Helen Robertson	Application for Approval of Details Reserved by Condition 5 (Tree Protection) of planning permission 24/02073/HOUSE - Proposed first floor extension, single storey side extension, alterations to openings including new rooflights, and new garage with home office in roof space.	Spindleberry Wood Slanting Hill Hermitage Thatcham RG18 9QQ	DEL	Approval
25/00645/HOUSE Parish: Holybrook Parish Council  Ward: Tilehurst South & Holybrook Applicant: Mr John and Mrs Amanda Pentecost	13/05/2025	Donna Toms	Conversion of the existing garage, including a small single storey front extension, with the addition of rooflights and a roof lantern	29 Knollmead Calcot Reading RG31 7DQ	DEL	Approval
25/00678/FUL Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mr King and Miss Knock	12/05/2025	Isabel Oettinger	Part change of use from shop to residential and new front entrance door.	111 High Street Hungerford RG17 0NB	DEL	Withdrawn
25/00605/COND Parish: Hungerford Town Council  Ward: Hungerford & Kintbury Applicant: Dr Bexley One LTD	16/05/2025	Jake Brown	Application for approval of details reserved by condition 7 'Landscaping' of approved application 17/03506/FULD: Erection of 7 dwellings with associated new bin/cycle store, access road, landscaping and parking.	Station Yard Station Road Hungerford RG17 0DY	DEL	Approval

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25/00785/CERTE Parish: Hungerford Town Council  Ward: Hungerford & Kintbury Applicant: Pipework and Welding Services Ltd	16/05/2025	Harriet Allen	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.	78 High Street Hungerford RG17 0NA	DEL	Approval
24/02793/LBC Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: Clare McKeon	12/05/2025	Harriet Allen	Repair and light-touch upgrading to barn and relocation of ASHP	Barn West Of The Old Rectory Lower Green Inkpen Hungerford	DEL	Approval
24/02792/HOUSE Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: Clare McKeon	12/05/2025	Harriet Allen	Repair and light-touch upgrading to barn and relocation of ASHP	Barn West Of The Old Rectory Lower Green Inkpen Hungerford	DEL	Approval
22/00277/FULMAJ Parish: Lambourn Parish Council Ward: Lambourn Applicant: Palady Homes and The Barro Settlement	12/05/2025	Matthew Shepherd	Erection of 5 dwellings, access, car parking, landscaping and associated works.	Land North Of Newbury Road Lambourn Hungerford West Berkshire	DEL	Withdrawn
25/00215/LBC Parish: Lambourn Parish Council  Ward: Lambourn Applicant: Lorna McGowan	15/05/2025	Harriet Allen	The proposed alteration of the property is to change the current upvc windows, changed by a previous owner without consent, back to timber frames matching the appearance and material of the original windows	4B Lion Mews Newbury Street Lambourn Hungerford RG17 8YY	DEL	Approval

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23/00736/OUTMA Parish: Midgham Parish Council  Ward: Bucklebury Applicant: JPP Land Limited	15/05/2025	Matthew Shepherd	Application for Outline Planning Permission with some matters reserved for the erection of 16 dwellings, including 6 affordable units, with access from Bath Road. Matters to be considered: Access	Land at Junction With Bath Road New Road Hill Midgham Reading	COMM	Approval
25/00674/COND Parish: Newbury Town Council  Ward: Newbury Central Applicant: Fairhurst Global Investments	12/05/2025	Harriet Allen	Approval of details reserved by Condition No. 9 (Hard and Soft Landscaping) of Approved Application 22/00084/FULD : Change of use of existing building in office use to HMO for seven occupants	6 Cheap Street Newbury RG14 5DD	DEL	Approval
23/02375/FUL Parish: Newbury Town Council  Ward: Newbury Clay Hill Applicant: Newbury Electronics	13/05/2025	Cheyenne Kirby	Application for Variation of Condition (2) following Grant of Planning Permission 12/01940/FUL - Section 73: Variation or Removal of Condition 2 (The development shall be carried out in accordance with drawing title number DP100 and DP101 received on 27th April 2011) - Not to build in accordance to approved plans.	Newbury Electronics Faraday Road Newbury RG14 2AD	DEL	Withdrawn
25/00628/HOUSE Parish: Newbury Town Council Ward: Newbury Clay Hill Applicant: Mrs J Elliot	14/05/2025	Elizabeth Moffat	Retrospective application for front porch extension in relation to 24/00117/17INTE	18 Hopwood Close Newbury RG14 2PG	DEL	Approval

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25/00627/HOUSE Parish: Newbury Town Council Ward: Newbury Wash Common Applicant: Spencer Hill	14/05/2025	Elizabeth Moffat	Ground floor rear extension, front porch, internal alterations, and all associated works	8 Buckingham Road Newbury RG14 6DJ	DEL	Approval
25/00421/FUL Parish: Speen Parish Council Ward: Newbury Speen Applicant: Apex Hotels Ltd	14/05/2025	Lauren Hill	Erection of Dome for outside dining.	The Vineyard Stockcross Newbury RG20 8JU	DEL	Approval
25/00647/LBC Parish: Speen Parish Council Ward: Newbury Speen Applicant: Mrs Mary Hills	16/05/2025	Lauren Hill	Installation of stairlift on straight staircase	Craven Lodge Speen Lane Speen Newbury RG14 1RJ	DEL	Approval
25/00853/NONMA Parish: Stratfield Mortimer Parish Council  Ward: Burghfield & Mortimer Applicant: Ms Nicola Murphy and Mr Michael Szumski	15/05/2025	Donna Toms	Application for non material amendment following a grant of planning permission 24/02162/HOUSE - A house holders planning application for the removal of a garage and replacement with a single storey side extension. Additional first floor story level, including feature glazed gable end and dormer windows. Hip gable roof reconfigured to a gable end. Amendments: Standard casement window to proposed gym replaced with a tall feature window that joins a roof light to create an architectural feature refelcting the approved scheme to the rear elevation.	69 The Avenue Mortimer Common Reading RG7 3QU	DEL	Refusal

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25/00992/NONMA Parish: Stratfield Mortimer Parish Council  Ward: Burghfield & Mortimer Applicant: Kings Meadow Homes Ltd	15/05/2025	Michael Butler	Non Material amendment to planning permission 23/02038/FUL - Erection of 4no. 3 bed dwelling houses. Amendment: amend the position of the rear boundary line to the rear gardens of the four properties, reducing the size of the gardens to each property.	9 Windmill Road Mortimer Common Reading RG7 3RN	DEL	Refusal
25/00606/TELE56 Parish: Sulham Parish Council  Ward: Pangbourne Applicant: Cellnex UK	13/05/2025	Catherine Ireland	Application to determine if prior approval is required for a proposed: Replacement of the existing 15m high monopole with antennas atop with a new 17.5m high monopole. Installation of 3 no. new antennas. Relocation of 3 no. existing antennas and 6 no. existing mast head amplifiers (MHAs) to the new structure. Installation of 6 no. remote radio units (RRUs) and 6 no. break out boxes (BOBs) and 1 no. GPS node. Removal of 1 no. existing cabinet and the installation of 1 no. new cabinet and 1 no. new PSU within the existing cabin. Associated apparatus and ancillary works	Telecommunications Mast Nunhide Lane Sulham Reading	DEL	Approval
25/00675/HOUSE Parish: Thatcham Town Council Ward: Thatcham Colthrop & Crookham Applicant: Mr and Mrs Bright	12/05/2025	Donna Toms	Rear extension and alterations	12 Skillman Drive Thatcham RG19 4GG	DEL	Approval



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25/00813/NONMA Parish: Thatcham Town Council	13/05/2025	Sian Cutts	Non Material amendment application to planning application 22/02945/REG4 : Proposed phased development which involves erection of a new single storey teaching block in a new location followed by the demolition of the existing single storey teaching block. Amendment: Amendment to existing roof design changing the design from that shown on drawing 0589-PL13(B) - Proposed Floor Plans & Elevations to that shown on drawing 0589-PL-13(D) Proposed Floor Plans & Elevations.	Francis Baily Primary School Skillman Drive Thatcham RG19 4GG	DEL	Approval
Ward: Thatcham Colthrop & Crookham Applicant: Francis Baily Primary School						
25/00573/FUL Parish: Thatcham Town Council Ward: Thatcham Colthrop & Crookham Applicant: Mr Robin Breakspear	15/05/2025	Donna Toms	Additional Covered Farmyard Manure Store.	Highfield Farm Crookham Common Thatcham RG19 8DH	DEL	Approval
25/00562/COND Parish: Theale Parish Council	13/05/2025	Emma Nutchey	Approval of details reserved by Condition No. 8 (Electric Charging Point) of Approved Application 22/01871/FULEXT : Proposed residential development comprising 54 units (50 affordable flats and 4 market houses).	Lakeside The Green Theale Reading	DEL	Approval
Ward: Theale Applicant: Ridgepoint Homes						

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25/00564/COND Parish: Theale Parish Council	13/05/2025	Emma Nutchey	Approval of details reserved by Condition No. 12 (Electric Charging Point) of Approved Application 22/02814/RESMAJ : Section73: Variation of Condition 2 (Approved Plans) of previously approved application 22/01933/RESMAJ: Section 73 application for variation of (condition 2) to allow for 9 dwellings, condition 3 (vary the phasing plan), condition 4 (materials), condition 9 (levels), condition 11 (landscaping), condition 14 (vehicle parking & turning) following grant of planning permission 20/00663/RESMAJ - Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping, layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	Lakeside The Green Theale Reading	DEL	Approval
Ward: Theale Applicant: Ridgepoint Homes						

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25/00560/COND Parish: Theale Parish Council  Ward: Theale Applicant: Ridgepoint Homes	13/05/2025	Emma Nutchey	Approval of details reserved by Condition (9) Electric Vehicle Charging of approved application 22/00691/RESMAJ: Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	Lakeside The Green Theale Reading	DEL	Approval
25/00720/CERTP Parish: Theale Parish Council Ward: Theale Applicant: Jane Magill	15/05/2025	Donna Toms	Demolition of conservatory and construction of single storey rear extension	4 Swallowfield Gardens Theale Reading RG7 5AD	DEL	Approval
25/00539/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst Birch Copse Applicant: Mr and Mrs Ben Mitchell	12/05/2025	Lewis Richards	Proposed single storey front and rear extensions	38 Longworth Avenue Tilehurst Reading RG31 5JY	DEL	Approval

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25/01080/TELE28 Parish: Welford Parish Council  Ward: Hungerford & Kintbury Applicant: BT	13/05/2025	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 10M Medium Wooden Pole opposite Welford Farms Ltd, The Estate Office, Welford Park House, Welford, Newbury, RG20 8HT.	Street Record Welford Newbury		Response Issued
25/00685/HOUSE Parish: West Ilsley Parish Council Ward: Ridgeway Applicant: Mr and Mrs J Dawson	16/05/2025	Helen Robertson	Erection of a two-storey rear extension, porch and associated works.	School House Main Street West Ilsley Newbury RG20 7AR	DEL	Approval