

**Weekly List of Planning Applications - published: 01 September****Members' End Date: 01 October 2025****Note for Members**

Under the Scheme of Delegation, Ward Members may call-in an application to the Area Planning Committee, subject to the approval of the Committee Chairman (or Vice Chairman) and submission of the call-in form to [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk), marked Committee Call-In, on or before the Members End Date given on this list. Members are also reminded that applications suffixed PAD56, PASSHE, PACOU, PDNOT, PASOL, DEMO, AGRIC, AGRIC2, NONMAT, PIP, TPW, TPC, OOD, CERTP, CERTE, CERTLB, COND, FORMB, SCOPE, SCREEN, TELE28 or TELE56 cannot be called to Committee by Ward Members.

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Aldermaston Parish	25/01925/TPC	Laura Mullholland	Aldermaston Lock Swan Drive Aldermaston Reading	Two ash trees on the boundary by the lock; 460068 167137, Tree ref. 1292 and 1293 stage 4 ash die back A three stemmed willow on the canal side of the boundary fence showing signs of decay and ganoderma present; 460124 167139, Tree ref 1294 A declining ash on the offside on the boundary with the school 460263 167158, Tree ref. 2317 All trees require felling due to the risk of falling onto the towpath, canal or neighbouring properties (including a school)	Jon Thomas  01635 519611	02/10/2025

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Aldermaston Parish	25/01902/TPW	James Leonard	Church Lodge Church Road Aldermaston Reading RG7 4LT	<p>We seek consent to undertake essential maintenance works to the following protected trees, in order to safeguard their long-term health, structural integrity and visual amenity: T002 - English Yew: Removal of major deadwood and crown clean, followed by a targeted lateral reduction of approximately 1-2 m on the east aspect to correct one-sided growth and restore a more balanced crown.</p> <p>T003 - Sycamore: Removal of major deadwood and crown clean, with a lateral reduction of approximately 1-2 m on the east aspect proposed to address asymmetric growth and promote a more evenly proportioned canopy. We also seek consent to undertake essential maintenance works to T001 - English Yew: Removal of deadwood followed by a crown clean, together with a light lateral reduction of approximately 1-2 m on the north and east aspects in order to address asymmetric growth. These works are necessary due to the declining condition of the crown and to mitigate potential health and safety risks arising from its current imbalance.</p>	Jon Thomas  01635 519611	21/10/2025
Basildon Parish Council	25/01888/CERTP	Rebecca's Medical Aesthetics	Unit 2 Woodgreen Farm Buildings Upper Basildon Reading RG8 8NA	We would like to use the building as an aesthetics clinic providing Injectable treatments. No surgical procedures will be carried out. The clinic will provide non-surgical cosmetic procedures performed by registered professionals, including but not limited to: Botulinum toxin (Botox) treatments, Dermal fillers, Skin rejuvenation procedures and Medical-grade skincare consultations.	Lewis Richards  01635 519916	14/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Bucklebury Parish Council	25/01790/FUL	Mr & Mrs R Batten	Picton Farm The Slade Bucklebury Reading RG7 6TL	The repair and conversion of existing outbuildings to ancillary residential use. The repair and extension of an existing storage outbuilding following demolition of small existing store. Installation of replacement surface water and foul water drainage. Replacement entrance gates, form new parking area and path to Farmhouse. Definition of the residential curtilage associated with Picton Farmhouse which is listed at Grade 2.	Donna Toms  01635 519439	13/10/2025
Bucklebury Parish Council	25/01791/LBC	Mr & Mrs R Batten	Picton Farm The Slade Bucklebury Reading RG7 6TL	The repair and conversion of existing outbuildings to ancillary residential use. The repair and extension of an existing storage outbuilding following demolition of small existing store. Installation of replacement surface water and foul water drainage. Replacement entrance gates, form new parking area and path to Farmhouse. Definition of the residential curtilage associated with Picton Farmhouse which is listed at Grade 2.	Donna Toms  01635 519439	13/10/2025
Chieveley Parish Council	25/01939/COND	C/O AGENT	The Old House High Street Chieveley Newbury RG20 8UX	Application for approval of details reserved by condition 4-Tree protection plan and condition 6- Lighting, of approved application 25/01106/HOUSE	Harriet Allen  01635 519496	21/10/2025
Chieveley Parish Council	25/01933/COND	C/O Agent	The Old House High Street Chieveley Newbury RG20 8UX	Application for approval of details reserved by conditions 4 (Tree protection), 5 (Arboricultural Method Statement) , 6 (Biodiversity method statement) and 7 (Written Scheme of Investigation) of approved 25/01150/HOUSE.	Harriet Allen  01635 519496	17/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Compton Parish Council	25/01392/FUL	Solar Options For Schools Ltd	The Downs School Compton Newbury RG20 6AD	Installation of solar panels	Michael Butler  01635 519499	17/10/2025
Greenham Parish Council	25/01850/COND	Mr Sean Bates	Land East Of Newbury College Monks Lane Newbury	Approval of details reserved by Condition (7) Phasing Plan of 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.	Matthew Shepherd  01635 519583	10/10/2025
Greenham Parish Council	25/01911/TPW	Mr Malcolm Bull	Land Adjacent Pidgeon Farm Cottages Pigeons Farm Road Greenham Thatcham	TG17 - 14x Lime trees: Clear epicormic growth from lime trees and remove all aerial deadwood and inspect health and structure of trees	Ed Jennings  07585882685	21/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hungerford Town Council	25/01841/TELE28	BT	Street Record Parsonage Lane Hungerford	Notification under Regulation 7 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) and Regulation 7 & 7A (listed buildings and ancient monuments), 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 fixed line broadband electronic communications apparatus at The Old Vicarage, Parsonage Lane, Hungerford, RG17 0JB.	Bob Dray  01635 519239	14/09/2025
Hungerford Town Council	25/01772/LBC	Dr Lindsey Davies	2 Faulknor Square Charnham Street Hungerford RG17 0ER	Cement-based render will be replaced by lime render on a section of the gable wall (approximately 13 sq metres) and a section of the rear (approximately 7.5 sq metres) of the property; repointing with lime mortar will be carried out at the rear of the property; and a few spalled bricks will be replaced at the rear of the property. There will be no structural alteration, extension or demolition and the character of the building will not change.	Helen Robertson  01635 519524	13/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hungerford Town Council	25/01840/TELE28	BT	Street Record Parsonage Lane Hungerford	Notification under Regulation 7 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) and Regulation 7 & 7A (listed buildings and ancient monuments), 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 fixed line broadband electronic communications apparatus at The Old Vicarage, Parsonage Lane, Hungerford, RG17 0JB.	Bob Dray  01635 519239	14/09/2025
Kintbury Parish Council	25/01882/HOUSE	Mr Patrick Newnham	Spinney House Kintbury Hungerford RG17 9SA	Demolition of existing flat-roofed garage and erection of replacement garage with accommodation above.	Lesley Humphries  01635 503024	23/10/2025
Lambourn Parish Council	25/01952/TPC	Adam Power	Spicers Farm Eastbury Hungerford RG17 7JL	Cherry: Fell	Ed Jennings  07585882685	01/10/2025
Newbury Town Council	25/01851/COND	Ed Cooper	Newbury Canoe Club The Wharf Newbury RG14 5DF	Approval of details reserved by Conditions (4) SuDS, (5) Tree Protection, (6) CEMP, (7) Ecological Enhancements and (9) LEMP of planning permission 23/01444/FUL: The demolition of Newbury Canoe Clubs current prefabricated garage construction boat storage. Replacement with a purpose built boat store to provide additional capacity and storage to enable Newbury Canoe Clubs increased membership to store club and private boats.	Cheyenne Kirby  01635 519489	10/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/01947/COND	Mr Paul Askett	International Taste Solutions Flavour Foundry Abex Road Newbury RG14 5EY	Application for approval of details reserved by conditions 5 (Construction method statement) and 7 (SuDs) of approved 24/02184/FUL	Lauren Hill  07955264733	21/10/2025
Newbury Town Council	25/01865/COND	Mr Curtis Gosney-Morries	20 - 28A Pound Street Newbury	Approval of details reserved by Condition (4) CMS of planning permission 23/02782/FULMAJ: Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street, former Newbury Bathroom Store) and erection of 79no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works.	Jake Brown  01635 519447	13/10/2025
Newbury Town Council	25/01848/CERTP	Mr Clutch Autocentres Ltd	Unit B2 Hambridge Road Newbury RG14 5SS	Application to confirm the existing use class and that the proposed MOT facility being ancillary to the garage will also fall within this use.	Michael Butler  01635 519499	23/10/2025
Newbury Town Council	25/01314/CERTP	Mr B Eldred	24B Kiln Road Newbury RG14 2HA	The existing garage is to be converted into a bedroom space using it's existing footprint only. No changes are proposed to access or surfaces.	Helen Robertson  01635 519524	21/10/2025
Newbury Town Council	25/01875/HOUSE	Mrs Riley	122 Paddock Road Newbury RG14 7DH	Formation of habitable room in roofspace with side gable build up and velux rooflights	Lesley Humphries  01635 503024	21/10/2025
Newbury Town Council	25/01889/HOUSE	Helen Lonsdale	99 Craven Road Newbury RG14 5NL	Single storey rear extension and new front porch	Donna Toms  01635 519439	15/10/2025

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Pangbourne Parish	25/01856/FUL	Mr & Mrs Cox-Nicol	Lower Bowden Manor Bowden Green Pangbourne Reading RG8 8JL	Change of use, conversion and extension of two redundant rural barns within the curtilage of Lower Bowden Manor, into a residential dwelling, to be known as the Dower House.	Gemma Kirk  01635 519495	09/10/2025
Purley On Thames Parish	25/01693/HOUSE	Mr Jomon George	4 Theobald Drive Tilehurst Reading RG31 6YA	Retrospective planning application to regularise 4 x 3 m log cabin installed on a level base and 4.8X 4.4 m wooden decking. The log cabin height is 241.5 cm, and its base starts just above ground level. Decking with steps.	Lesley Humphries  01635 503024	21/10/2025



Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Shaw Cum Donnington	25/01788/NONMAT	David Wilson Homes (Southern)	Land Adjacent To Hilltop Oxford Road Donnington Newbury	Application for a non-material amendment following a grant of planning permission 20/02788/RESMAJ - Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ. Amendments: Removal of Condition 7 of 20/02788/RESMAJ and associated amendments to the approved layout drawings (as approved under NMA reference 24/00153/NONMAT which amended 20/02788/RESMAJ)	Cheyenne Kirby 01635 519489	22/09/2025
Speen Parish Council	25/01974/5DAY	Charley Hart	Watermill Theatre Bagnor Newbury RG20 8AE	Removal of tree as it is dead at base.	Ed Jennings 07585882685	20/08/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Sulhamstead Parish	25/01962/TPC	Ross Stenning	Tyle Mill Sulhamstead Reading RG7 4BS	T49 - Holm Oak: Radial prune/reduction of 2.5m to suitable growth points install new cobra brace leave steel brace in the tree as per submitted photos T352 - Weeping Willow: reduction in height by 3-4m and end weight on scaffold limbs by 1.5-2.5m as per submitted photos T404 - Weeping Willow: reduce height by 3-4m and reduce selective limbs by 1-2m to suitable growth points as per submitted photos	Jon Thomas  01635 519611	07/10/2025
Thatcham Town Council	25/01881/CERTP	L Lawrence	286 Benham Hill Thatcham RG18 3AJ	Rear Extension, Internal Reconfiguration and All Associated Works.	Lesley Humphries  01635 503024	23/10/2025
Thatcham Town Council	25/01842/PACOU	Mrs Islam	Units 7 - 8 The Courtyard The Broadway Thatcham RG19 3HQ	Change of use from a commercial unit (Use Class E) to a residential unit (Use Class C3)	Michael Butler  01635 519499	15/10/2025
Thatcham Town Council	25/01922/HOUSE	Miss Joanne Moore	104 Mount Road Thatcham RG18 4LB	S73 Application to vary condition 2 (Approved Plans) of approved 24/02050/HOUSE. I would like to change the size of the shed and aesthetic design of the log cabin with the materials staying the same (wood). The location will also remain the same as in original location and block plan.	Lesley Humphries  01635 503024	16/10/2025
Theale Parish Council	25/01928/TPC	Laura Mullholland	Sheffield Swingbridge Station Road Theale Reading	Dead ash tree located at the rear of the towpath requires felling due to the risk of falling onto the towpath or canal.	Jon Thomas  01635 519611	02/10/2025

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West Ilsley Parish Council	25/01919/COND	Mr. & Mrs. S Hartwright	Hodcott Buildings West Ilsley Stables West Ilsley Newbury	Application for approval of details reserved by condition 5 (structural engineering report and method statement) of approved 23/02483/LBC	Jake Brown  01635 519447	15/10/2025
Wokefield Parish Council	25/01951/SCREEN	One Planet Developments Limited	Solar Panels Land North Of Goring Lane Grazeley Reading	Request for screening opinion under regulation 6 of the town and country planning (environmental impact assessment) regulations 2017. Proposed construction and operation of a ground mounted solar pv farm together with all associated works, ancillary infrastructure and equipment, landscaping, biodiversity improvements and access - land adjoining Fullers Lane, Grazeley, Reading, RG7 1LR	Lewis Richards  01635 519916	11/09/2025
Woolhampton Parish	25/01924/TPC	Laura Mullholland	Midgham Canal Bridge Station Road Woolhampton Reading	One dead ash tree growing between the towpath and the canal to be felled due to the risk of falling onto the towpath or canal.	Jon Thomas  01635 519611	02/10/2025