

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, 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	26/00450/COND	Mr Tim Young	Youngs Industrial Estate Paices Hill Aldermaston Reading RG7 4PW	Application for Approval of Details Reserved by Condition7 (External Lighting) of planning permission 25/00357/FUL	Sian Cutts 01635 519344	21/04/2026
Aldermaston Parish	26/00388/OOD	The Chapel Trustees	Out Of District Planning Consultation Basingstoke and Deane Borough Council Chapel Of The Countess	Out Of District Planning Consultation BDBC: Ref 26/00299/LBC - Erection of single storey extension and reconfiguration of existing school room amenities to provide community meeting space/pop up café/ kitchen and toilet facilities.	Donna Toms 01635 519439	22/02/2026
Aldermaston Parish	26/00387/OOD	The Chapel Trustees	Out Of District Planning Consultation Basingstoke and Deane Borough Council Chapel Of The Countess	Out Of District Planning Consultation BDBC: Ref 25/02716/FUL - Erection of single storey extension and reconfiguration of existing school room amenities to provide community meeting space/pop up café/ kitchen and toilet facilities.	Donna Toms 01635 519439	22/02/2026
Basildon Parish Council	26/00384/NONMAT	Mr Jason Ellams	10 Tenaplas Drive Upper Basildon Reading RG8 8SS	Application for non material amendment to approved 25/02003/HOUSE. Amendments 1. Amend door and window to rear of workshop/utility space to be small double doors 2. Amend bi-fold doors from 4 leaf to 3 leaf 3. Add small velux roof light to front porch for light to hallway	Lewis Richards 01635 519916	20/03/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Beech Hill Parish	26/00307/FUL	Deborah Jenkins	Brook Farm Beech Hill Road Spencers Wood Reading RG7 1HX	Section 73 application to vary condition 2 (Approved Plans) of approved 23/01056/FUL	Michael Butler 01635 519499	08/04/2026
Beenham Parish	26/00352/HOUSE	Mr Beakhouse	1 Mulberry Cottages The Green Beenham Reading RG7 5NP	Erection of single storey rear conservatory extension	Catherine Ireland 01635 519391	22/04/2026
Beenham Parish	26/00343/HOUSE	Mr John Lewington	Russetts Webbs Lane Beenham Reading RG7 5LH	Proposed two storey side extension with dormers on front and rear elevations to match existing, suspended balcony on the rear elevation, and single storey rear extension with flat roof and roof lantern.	Donna Toms 01635 519439	21/04/2026
Bradfield Parish	26/00090/FUL	.	Field Barn West Of Pumping Station Back Lane Bradfield Reading	Conversion of Redundant Agricultural Building to a Single Residential Dwelling	Michael Butler 01635 519499	21/04/2026
Bradfield Parish	26/00460/TPC	Mrs Lucita Monaghan	Bradfield College Bradfield Reading RG7 6AU	T1 Ash - Fell because of poor condition and ash dieback T2 Blue Cedar - (1) Prune canopy to achieve 5.5m clearance over roadway. High vehicles will be coming through for construction of the Health & Wellness Centre (planning application 24/01174/FUL) and (2) Reduce over-extended second order limb by 4m from tip to bring into line with crown and prevent limb snappage, particularly when in cone (refer to accompanying schedule of photos showing proposed reduction). T3 Oak, T4 Yew, T5 Oak, T6 Oak, T7 Yew, T8 Beech, T9 Ash - prune canopy to achieve 5.5m clearance over roadway (as per item (1) relating to T2 Blue Cedar)	Jon Thomas 01635 519611	08/04/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Bradfield Parish	26/00336/HOUSE	Mr and Mrs Watts	Dormer Cottage Southend Road Bradfield Southend Reading RG7 6EP	Proposed car port to the north (road side) of existing double garage.	Donna Toms 01635 519439	14/04/2026
Brightwalton Parish	26/00417/TPC	Mr Ian Maynard	Hope Cottage Brightwalton Newbury RG20 7BP	Oak - Trees Current height: approx 22m Reduce by 20% 1-2m and crown raise up to 3m. We would like thin out some of the competing limbs growing through the beech to help them coexist. Crown raise to help ground level light. Beech - Trees current Height: approx 10m Crown raise up to 3m, thin and reduce by 15% / 1m. Top not to be touched. Remove major rubbing limbs growing through the adjacent Oak, reduce field side to re-balance the tree as its growing in suppression from Oak and Tulip. Crown raise for more ground level light for borders. Tulip -Trees Current Height - approx 20m Reduce overall canopy (10%) by 1-2m and a meter from the top to reduce weight and wind sail of the tree, Historically it has partially uprooted (approx. 10-15 years ago.); the owner is trying to retain if possible.	Ed Jennings 07585882685	06/04/2026

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Brightwalton Parish	26/00418/TPC	Olivia Hall-Craggs	The Lawns Brightwalton Newbury RG20 7BP	Conifer Hedge reduction - Current height of hedge approx 9m My customer would like to reduce the high of the conifer hedge to make it a managable height for maintenance and let more light in to their neighbours garden. The hedge has been previously topped before to create a 4m hedge, they would like to reduce the height to retain a 3m hedge. Chestnut - Lift/reduce lower overhanging limbs (2-3m) going over to the neighbouring property. Laurel- We would like to cut back any limbs rubbing on neighbours fence or wall, and reduce the top to condense it into the hedge.	Ed Jennings 07585882685	07/04/2026
Brightwalton Parish	26/00414/TPC	Mr Ian Maynard	Hope Cottage Brightwalton Newbury RG20 7BP	S1 - Sycamore with a deep cavity in the base within 5 m of building and immediately next to an oil take. Remove to ground level.	Ed Jennings 07585882685	06/04/2026
Bucklebury Parish	26/00430/COND	Mr Ashley Morris	Tall Pines Chapel Row Reading RG7 6QB	Application for Approval of Details Reserved by Conditions 3 (Materials), 5 (Hard landscaping), 6 (Soft landscaping), 7 (SuDS), 8 (Electric charging point), 9 (Tree protection scheme), 10 (Arboricultural supervision), 12 (Ecological enhancements) and 13 (Eco compliance) of planning permission 25/01010/FUL	Lewis Richards 01635 519916	20/04/2026
Bucklebury Parish	26/00312/HOUSE	Chloe Cooke	The Cleffon Broad Lane Upper Bucklebury Reading RG7 6QJ	Proposed extensions including a front, side, rear and porch extension, raising of the roof to accommodate extra bedrooms, parking area and oil tank to the rear, and 2m front gates / hedges.	Donna Toms 01635 519439	20/04/2026

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Bucklebury Parish	25/02954/FUL	A Barrett	Poachers Paddock Long Grove Upper Bucklebury Reading	Retrospective application for the replacement of agricultural building and extension.	Michael Butler 01635 519499	02/04/2026
Burghfield Parish	26/00441/TPW	Elaine Swanborough	Northlake House School Lane Burghfield Common Reading RG7 3LA	T1 - Oak: Remove all major deadwood, reduce the canopy over the house by 1m to suitable growth points to give building clearance, carry out visual tree inspection T2 - Oak: on opposing side of garage. Reduce canopy by 1-2m to manage encroachment to mulberry and catalpa tree. Reduce lower scaffold limb back for 2m clearance from the summer house T3 - Oak: on boundary. Carry out lateral prune by 1-2m to give clearance to swap cypress	Jon Thomas 01635 519611	20/04/2026
Chaddleworth Parish	26/00278/CERTE	.	Two Acre Dairy Manor Farm Chaddleworth Newbury	Excavation and formation of an agricultural yard - please refer to accompanying Planning Statement for further information	Cheyenne Kirby 01635 519489	21/04/2026
Chaddleworth Parish	26/00415/TPC	Lady Eliza May-Smith	Chaddleworth House Tower Hill Chaddleworth Newbury RG20 7EB	Mature Beech Tree by main entrance on the house and over the road, power and phone lines. We would like to reduce the heavily weighted over extended limbs by 2-3m back into the main body of the canopy to minimise risk of failure in bad weather. Total canopy reduction of 10%. Trees height is	Ed Jennings 07585882685	06/04/2026

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Chaddleworth Parish	26/00413/TPC	Lady Eliza May-Smith	Chaddleworth House Tower Hill Chaddleworth Newbury RG20 7EB	There is a Large Ash Tree with a 6 Ft long crack going from the root plate up the stem. The tree leans towards a nice old Oak Tree, we would like to monolith the Ash tree to 8-10M high to save the Oak tree and retain habitat in the Ash stem. Next to the Ash there is a Beech Tree with historic storm damage and a large cavity half way up the stem caused by the storm damage. We'd like to remove the top of the Beech to just above the cavity to stop it from failing help retain the main part of the tree and keep habitat (10m Monolith in essence - with some lateral growth to help keep it going)	Ed Jennings 07585882685	06/04/2026
Cold Ash Parish	26/00410/NONMAT	Mt William Evans	Cypress Farm Bucklebury Alley Cold Ash Thatcham RG18 9NJ	Application for a Non-Material Amendment Following a Grant of Planning Permission 25/01384/HOUSE - Amendments: Re-dimensioned windows to front elevation and addition of a dormer window and 2 rooflights	Lewis Richards 01635 519916	23/03/2026
Cold Ash Parish	26/00344/HOUSE	Wayne Godfrey	The Old Dairy Fishers Farm Fishers Lane Cold Ash Thatcham	Ground floor extension to the side of existing dwelling	Isabel Oettinger 01635 519683	13/04/2026
Cold Ash Parish	26/00362/CERTE	Mr and Mrs Hurn	The Farmhouse Westrop Farm The Ridge Cold Ash Thatcham	Car Port building with attached decked area - please refer to cover letter and Statutory Declaration for further information	Isabel Oettinger 01635 519683	15/04/2026
Cold Ash Parish	26/00408/COND	Mr Stuttard	Stoneaves Stoney Lane Ashmore Green Thatcham RG18 9HQ	Application for Approval of Details Reserved by Condition(4) Material Details of planning permission 25/01569/HOUSE	Harriet Allen 01635 519496	17/04/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Compton Parish	26/00428/TPC	Mrs Alison Carter	11 Horn Street Compton Newbury RG20 6QS	T1 - Sycamore: Reduce overall length of branches by removal of up to 4 metres in branch length, crown height and width and lift to 4 metres on clients side to match other side. All items include removing arising debris, leaving site clean and tidy.	Ed Jennings 07585882685	06/04/2026
Frilsham Parish Council	26/00286/CERTP	Mr and Mrs Inskip	Frilsham Lime Quarry Frilsham Thatcham RG18 9UY	Application for a Lawful Development Certificate for a Proposed Use: This application seeks confirmation that the demolition of the existing building on the site would constitute development, and in doing so, would constitute commencement/implementation of the planning permission granted under the Section 73 (25/00453/FULMAJ).	Catherine Ireland 01635 519391	22/04/2026
Greenham Parish	25/02700/PIP	Mr Bernard Straub	Martindale Farm Basingstoke Road Greenham Thatcham RG19 8HW	Application for permission in principle for 1 detached dwelling	Harriet Allen 01635 519496	30/03/2026
Hampstead Norreys	26/00363/HOUSE	Tom Bradbury	Cherry Hinton Newbury Hill Hampstead Norreys Thatcham RG18 0TR	Part garage conversion, infill porch extension and remodel entrance hall.	Elizabeth Moffat 01635 519336	24/04/2026
Hermitage Parish	26/00333/COND	Mr and Mrs Barr	9 Kiln Close Hermitage Thatcham RG18 9TQ	Application for approval of details reserved by condition 4 (Sustainability measures) of approved 25/02587/HOUSE Demolition of existing conservatory and erection of a new single-storey extension.	Lewis Richards 01635 519916	13/04/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hungerford Town	25/02622/FUL	Mr Richard Paget	Unit C Cider Barn A - C Hungerford Park Hungerford RG17 0UP	Retrospective application for change of use of Units 3&4, Barns A&B, from agricultural use to a Class E (g) (iii) use for food production (apple juice); and retention of associated portacabin office and two storage containers.	Lauren Hill 07955264733	20/04/2026
Kintbury Parish	26/00483/TELE28	BT	Street Record 2 Bath Road Hungerford	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 an 11M Light Wooden Pole near 1 Bath Road, Hungerford, RG17 0HF.	Bob Dray 01635 519239	26/03/2026
Kintbury Parish	26/00482/TELE28	BT	Street Record 1 Bath Road Hungerford	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 an 11M Light Wooden Pole near Barrs Yard, Bath Road, Hungerford, RG17 0HD.	Bob Dray 01635 519239	26/03/2026
Lambourn Parish	26/00332/HOUSE	Mr Charlie Mann	Neardown Stables Neardown Upper Lambourn Hungerford RG17 8QP	Ground floor front/side extension with a partial first floor extension. Raising the ridge of the remainder of the single storey dwelling. Existing windows replaced with Residence 9 windows and all proposed windows to match. White render finish and roof tiles to match the existing.	Harriet Allen 01635 519496	21/04/2026

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Lambourn Parish	26/00419/COND	EJ Wicks Ltd	14 Oxford Street Lambourn Hungerford RG17 8XT	Application for Approval of Details Reserved by Conditions 3 (Materials), 5 (Habitat Compensation), 6 (LEMP), 9 (Ecological enhancements), 10 (SuDS), 12 (CMS), 15 (Surfacing of Access), 16 (Building recording) and 17 (Written Scheme of Investigation) of planning permission 24/00584/FUL	Harriet Allen 01635 519496	20/04/2026
Leckhampstead Parish	26/00475/AGRIC	Jon Tisdall	Land Opposite Nightingale Farm Wantage Road Leckhampstead Newbury	Application to determine if prior approval is required for a proposed alteration: Recladding of an existing barn including roller doors	Harriet Allen 01635 519496	19/03/2026
Leckhampstead Parish	26/00477/AGRIC	Jon Tisdall	Land Opposite Nightingale Farm Wantage Road Leckhampstead Newbury	Application to determine if prior approval is required for a proposed alteration: Recladding of an existing barn including barn doors and windows	Harriet Allen 01635 519496	19/03/2026
Leckhampstead Parish	26/00295/FUL	Mr & Mrs Burfoot and Kilbey	Highfield Farm Leckhampstead Newbury RG20 8QP	Replacement Dwelling and associated works	Harriet Allen 01635 519496	13/04/2026
Leckhampstead Parish	26/00086/FUL	Alister and Victoria Esam	Chantry House Hill Green Leckhampstead Newbury RG20 8RA	The conversion of (and extension to) a traditional brick-built barn to form ancillary residential accommodation to the main dwelling at Chantry House. Change of use from storage barn to ancillary accommodation. Total square metres of the extension (glazed link) = 27.5sqm.	Isabel Oettinger 01635 519683	20/04/2026
Newbury Town Council	26/00338/HOUSE	Mr & Mrs Griggs	11 Paddock Road Newbury RG14 7DL	Rear Extension and Garage conversion	Helen Robertson 01635 519524	17/04/2026

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Newbury Town Council	26/00253/FUL	.	63 Northbrook Street Newbury RG14 1AE	Refurbishment of the restaurant to include alterations to shopfront elevations with the removal of glazing and the installation of a new access door and aluminium fascia panels. The redecoration of existing windows and door frames with associated works.	Harriet Allen 01635 519496	17/04/2026
Newbury Town Council	26/00447/PASOL	West Berkshire Indoor Bowls Association	West Berks Bowls Association Ltd Pyle Hill Newbury RG14 7SW	Application to determine if prior approval is required for a proposed: Installation of a 124kWp roof-mounted solar photovoltaic array comprising 192 solar panels fixed to the south facing existing metal overclad roof of the non-domestic building. The panels will be mounted on a proprietary rail system secured to the roof structure, together with associated inverter equipment, cabling and electrical infrastructure.	Harriet Allen 01635 519496	23/04/2026
Newbury Town Council	26/00290/ADV	.	63 Northbrook Street Newbury RG14 1AE	The installation of replacement signage to include 1 no. white internally illuminated "McDonald's" letterset with white detail below and 2 no. yellow internally illuminated "Golden Arch"	Harriet Allen 01635 519496	07/04/2026
Pangbourne Parish	26/00397/COND	Mr Andrew Sexton	Coppinger Riverview Road Pangbourne Reading RG8 7AU	Application for Approval of Details Reserved by Conditions (4) Tree Protection Plan and (5) Arboricultural Method Statement of planning permission 25/00774/HOUSE	Harriet Allen 01635 519496	16/04/2026
Shaw Cum Donnington	26/00331/TPW	Mandy Dooley	Dreweatts Offices Donnington Priory Oxford Road Donnington	T1 - (2x Mature Lime/5x Mature Yew/ 5x Self seeded Sycamore/ Various Laurel, Hazel, Elderberry) grouping of trees and understory along the footpath and road side: Trim back to the wall to give clearance on footpath of 2.4m of over hanging branches and crown lift trees for carriage way clearance to a height of 5.2m	Ed Jennings 07585882685	20/04/2026

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Speen Parish Council	26/00469/TPW	Mr Ken Scott	35 Caunter Road Speen Newbury RG14 1QZ	T1 Beech - Crown lift by 3 meters. Remove crossing branch on the south side of the canopy. Reducing crown back on the house side by 2 meters on selected branches growing toward the house only and crown deadwood to clean.	Ed Jennings 07585882685	23/04/2026
Stanford Dingley	26/00222/ADV	Stanford Dingley PCC	Church Of St Denys Stanford Dingley Reading RG7 6LS	A notice board, naming the church, giving the time of the Sunday Service and office details. It is free standing on two posts in the churchyard made of powder coated aluminium , painted grey with white lettering. It measures 960 mm in height, 780mm wide and 15mm depth. The maximum height of any individual lettering is 6mm.	Donna Toms 01635 519439	16/04/2026
Stratfield Mortimer	26/00291/CERTP	Matt Nelson	9 - 11 King Street Mortimer Common Reading	Loft conversions of 9-11 Kings Street	Sian Cutts 01635 519344	07/04/2026
Stratfield Mortimer	26/00340/HOUSE	Mr Simon Denning	32 Longmoor Lane Mortimer Common Reading RG7 3RP	Erection of single storey side and rear extension	Lewis Richards 01635 519916	17/04/2026
Stratfield Mortimer	26/00208/HOUSE	mr Morgan Lee	77 College Piece Mortimer Reading RG7 3XH	Building of a timber shed to store a bike on the Left hand side of my front door, the shed will be a small 1100mm x 2090mm x 2100mm with a flat roof, cladded to match the house, in blue Hardie Plank cladding boards. The Roof to be flat and made of roofing felt or EDPM Rubber.	Lewis Richards 01635 519916	17/04/2026

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Sulhamstead Parish	26/00404/TPW	Ms Patricia Bellamy	47 Normoor Road Burghfield Common Reading RG7 3QQ	T1- Oak tree at the front of my property but has some lateral limbs which extend towards and over the neighbours property, at No 45 Normoor Road. It is proposed to cut back said limbs by approximately two metres, take out any dead wood and some reactive growth on the tree. T2 - Oak tree which has some lateral growth towards the house, and some limbs which are rubbing. It's proposed to cut back those limbs accordingly and to take out any dead wood. Arborist has taken photos and marked them to show proposed sections to cut.	Jon Thomas 01635 519611	17/04/2026
Thatcham Town	26/00341/COND	C/O Agent	The Plough Inn 81 Chapel Street Thatcham RG18 4JS	Application for approval of details reserved by conditions 5 (WSI) 15 (SuDs) and 20 (HMMP) of approved 24/01817/FUL HMMP SUDS info WSI	Donna Toms 01635 519439	15/04/2026
Thatcham Town	26/00371/HOUSE	Mr Shane Turley	2 Coopers Crescent Thatcham RG18 3GA	Proposed Single Storey Rear Extension for Entertainment Area and Single Storey Side Extension for Garage, Storage, Utility and WC	Lewis Richards 01635 519916	24/04/2026
Thatcham Town	26/00260/COND	Mr & Mrs Ian & Pamala White	Land Rear Of 123 To 125 Bath Road Thatcham	Approval of details reserved by Condition (15) SuDS of planning permission 24/01476/FUL: Construction of two detached bungalows together with associated parking and access off Bath Road.	Lewis Richards 01635 519916	03/04/2026
Theale Parish Council	26/00101/FUL	Tesla	Whitehart Meadow High Street Theale Reading	Electrical vehicle supercharging facility, along with the associated access works provision of 20 parking bays (including 2 accessible spaces), manoeuvring space and installation of the required infrastructure.	Emma Nutchey 01635 519344	20/04/2026

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Theale Parish Council	26/00427/COND	Pulleyn Properties LTD	New Aquitaine House Exeter Way Theale Reading RG7 4PL	Application for Approval of Details Reserved by Conditions 5 (lighting) and 13 (delivery and service plan) of planning permission 23/02245/FULMAJ	Michael Butler 01635 519499	22/04/2026
Tidmarsh Parish	26/00191/FUL	Manor Farm Tidmarsh Ltd	Land South Of The Rancher Manor Farm Lane 01635 519344 Tidmarsh Reading	Section 73 application to vary condition 2 (Approved Plans) of approved 25/00234/FUL	Emma Nutchey	13/04/2026
Tidmarsh Parish	26/00368/CERTP	Mr R Hood	Nightingales Mill Lane Tidmarsh Reading RG8 8EB	Proposed gym/office outbuilding and swimming pool outbuilding.	Lewis Richards 01635 519916	23/04/2026
Tilehurst Parish	26/00350/HOUSE	Mr S. Carney	147 Halls Road Tilehurst Reading RG30 4QD	2 x 2-storey side extensions, a 2-storey rear extension, a single-storey orangery and a new garage with link extension.	Donna Toms 01635 519439	22/04/2026
Tilehurst Parish	26/00386/NONMAT	Mr Christopher Pownall	4 Cranmer Close Tilehurst Reading RG31 6FL	Application for a Non-Material Amendment Following a Grant of Planning Permission 25/02165/HOUSE: Garage conversion and single storey side extension. Amendment: Only to complete kitchen extension at back of garage which will leave 75% of garage as is.	Sian Cutts 01635 519344	20/03/2026
Tilehurst Parish	26/00301/HOUSE	Josh Eadie	241 Overdown Road Tilehurst Reading RG31 6NX	Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.	Sian Cutts 01635 519344	07/04/2026
West Ilsley Parish	26/00375/HOUSE	Dr Coles	Whickens Barn Main Street West Ilsley Newbury RG20 7AJ	Installation of a single-storey timber garden studio in rear garden	Helen Robertson 01635 519524	24/04/2026

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West Ilsley Parish	26/00463/TPC	Stephen Coles	Whickens Barn Main Street West Ilsley Newbury RG20 7AJ	Fell 2no. Silver Birch trees at the front of the property due to excessive shading and minimal amenity value.	Ed Jennings 07585882685	07/04/2026