

**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
Aldworth Parish Council	25/02749/CERTP	Mr George Bucknell	Downland Cottage Aldworth Reading RG8 9RL	Fitting solar panels to the roof.	Lesley Humphries  01635 503024	11/02/2026
Basildon Parish Council	25/02822/FUL	Mr & Mrs Alcock	Birchwood House Kiln Ride Upper Basildon Reading RG8 8TA	Relocation of driveway and access alterations at the existing property.	Harriet Allen  01635 519496	12/02/2026
Bradfield Parish Council	25/02913/COND	Mrs Lucy Monaghan	Bradfield College Bradfield Reading RG7 6AU	Approval of details reserved by Conditions (3) Materials, (15) Hard Landscaping and (16) Soft Landscaping of planning permission 24/01174/FUL: Demolition of existing College bungalow, garage and associated boundary enclosures, erection of College Health and Wellness Centre and associated ambulance/nurse parking, drainage works, air source heat pump, hard and soft landscaping, new pedestrian footways and associated works, and temporary change of use of College car park to site compound with associated cabins, storage and enclosures for the duration of the construction works.	Michael Butler  01635 519499	13/02/2026

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Bradfield Parish Council	25/02902/FUL	Mr Riccardo Tamagna	Queens Head Southend Road Bradfield Southend Reading RG7 6EY	Form new 1.2m by 3m sloped roof porch over existing side entrance. New front, 5.25m by 7.3m, timber pergola with flat, single ply covered roof, complete with parapet glazed screens. Removal of existing stone walkway and entrance. Replace with new, timber arbor entranceway. New timber picket fence with lower planting and flowers. Allow to install new bike racks to car park. Adjust close boarded fencing and gates layout to side. New scaffold poles and festoon lighting to existing boundary planters.	Lewis Richards  01635 519916	12/02/2026
Bradfield Parish Council	25/02917/COND	Mrs Lucy Monaghan	Bradfield College Bradfield Reading RG7 6AU	Approval of details reserved by Condition (23) Drainage of planning permission 24/01174/FUL: Demolition of existing College bungalow, garage and associated boundary enclosures, erection of College Health and Wellness Centre and associated ambulance/nurse parking, drainage works, air source heat pump, hard and soft landscaping, new pedestrian footways and associated works, and temporary change of use of College car park to site compound with associated cabins, storage and enclosures for the duration of the construction works.	Lewis Richards  01635 519916	13/02/2026
Bucklebury Parish Council	25/02920/COND	Mr and Mrs R E Timms	Ganbridge Turners Green Upper Bucklebury Reading RG7 6RD	Application for approval of details reserved by condition 7 'SuDS', 8 'Lighting design strategy', and 12 'Spoil' of approved application 24/02210/FUL: Erection of replacement two-storey dwelling following the demolition of an existing bungalow.	Lewis Richards  01635 519916	16/02/2026

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Bucklebury Parish Council	25/02866/COND	Mr and Mrs Richard and Melanie Batten	Picton Farm The Slade Bucklebury Reading RG7 6TL	Application for approval of details reserved by condition 8 'Habitat Management and Monitoring Plan' of approved application 25/01790/FUL: 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.	Lewis Richards  01635 519916	16/02/2026
Chieveley Parish Council	25/02799/FUL	Mary Hare School	Mary Hare School Arlington Manor Snelsmore Common Newbury RG14 3BQ	Siting of air source heat pumps, solar panels and batteries on and adjacent to existing school buildings.	Matthew Shepherd  01635 519583	16/02/2026
Chieveley Parish Council	25/02839/FUL	Mr & Dr Mark Burbidge	Sawpit House Long Lane Cold Ash Thatcham RG18 9LU	Replacement self-build dwelling (resubmission of planning application ref: 25/01457/FUL) including revised access.	Cheyenne Kirby  01635 519489	11/02/2026
Cold Ash Parish Council	25/02957/TELE28	BT	Street Record 1 Hatchgate Close Cold Ash Thatcham	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 Light Wooden Pole near Lapwing House, Cold Ash Hill, RG18 9NX.	Bob Dray  01635 519239	25/01/2026

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Cold Ash Parish Council	25/02958/TELE28	BT	Street Record 2 Hatchgate Close Cold Ash Thatcham	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 2 Hatchgate Close, Cold Ash Hill, RG18 9NY.	Bob Dray  01635 519239	25/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Compton Parish Council	25/02910/NONMAT	David Wilson Homes Southern Ltd and Homes England	Institute For Animal Health High Street Compton Newbury RG20 7NN	Non-Material Amendment to planning permission 20/01336/OUTMAJ: Hybrid planning application seeking: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area. Amendment: amendments to conditions to facilitate delivery of the development.	Lauren Hill  07955264733	19/01/2026
Compton Parish Council	25/02807/HOUSE	Mr DANIEL ARMSTRONG	12 Yew Tree Stables Compton Newbury RG20 6NG	Installation of 9 x solar panels to front elevation of garage roof, 9 x solar panels to rear elevation of garage roof.	Helen Robertson  01635 519524	16/02/2026
East Garston Parish	25/02765/FULMAJ	Mr & Mrs Hack	Manor Farm Station Road East Garston Hungerford RG17 7HF	Conversion of an agricultural barn to equestrian use, replacement stable building and formation of horse walker and menage together with associated works and landscaping.	Lauren Hill  07955264733	25/03/2026

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Frilsham Parish Council	25/02944/NONMAT	n/a	Frilsham Lime Quarry Frilsham Thatcham RG18 9UY	Non-Material Amendment to planning permission 25/00453/FULMAJ: S73 Application to vary condition 2 (Approved Plans) of approved 22/03123/FULMAJ - Two new residential dwellings (Use Class C3) of exceptional quality and design, garaging, access, hard and soft landscape enhancements, biodiversity improvements and associated works. Amendment: Change to the wording of the description of development to read: "Phased application for two new residential dwellings (Use Class C3) of exceptional quality and design, garaging, access, hard and soft landscape enhancements, biodiversity improvements and associated works."	Sian Cutts  01635 519344	21/01/2026
Greenham Parish Council	25/02937/COND	Mr Sean Bates	Land East Of Newbury College Monks Lane Newbury	Approval of details reserved by Condition (31) Contamination Land 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	17/02/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Greenham Parish Council	25/02935/COND	Mr Sean Bates	Land East Of Newbury College Monks Lane Newbury	Approval of details reserved by Condition (51) Thames Water Network Upgrades 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	17/02/2026
Hungerford Town Council	25/02804/FUL	Clere Homes	Land South Of Kennet and Avon Canal and North Of Tesco Everland Road Hungerford	Erection of residential development comprising 6 semi-detached houses, 1 detached house, with associated access road, parking, and landscaping	Matthew Shepherd 01635 519583	12/02/2026
Kintbury Parish Council	25/02891/COND	Mr & Mrs Ed and Lucy Makin	Barn South Of The Lodge and Adjacent Kintbury Footpath 21 Wallingtons Road Kintbury Hungerford	Application for approval of details reserved by condition 15- Ecology Lighting Report, or approved application 24/01662/FUL	Lauren Hill 07955264733	10/02/2026
Lambourn Parish Council	25/02856/FUL	Mr Richard Hughes	Weathercock House Upper Lambourn Hungerford RG17 8QT	Retrospective application for a new horse lunge arena within the existing gallops	Lauren Hill 07955264733	16/02/2026

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Newbury Town Council	25/02945/TPW	R Davis	Wormestall Grange Enborne Road Newbury	T1 - T3 - Yew ( Taxus baccata ) - Crown lift to Approx. 5m over road T4 - T31 - Lime ( Tilia X europaea ) - Remove basal growth, Remove epicormic growth, Repollard at previous points. T33 - London plane ( Platanus X hispanica ) - Remove deadwood, Crown lift to Approx.5m, prune clear of building ( we will remove 1.5-2m of branch length to achieve this on the building side only).	Ed Jennings  07585882685	17/02/2026
Newbury Town Council	25/02869/FUL	Nathan Stacey	Unit 8 Turnpike Industrial Estate Turnpike Road Newbury RG14 2LR	Full planning permission for the change of use of the existing industrial building to Use Class E (d).	Lauren Hill  07955264733	09/02/2026
Newbury Town Council	25/02946/HOUSE	Mr and Mrs Biddlecombe	21 Courtlands Road Newbury RG14 7LA	Proposed single storey rear extension with associated alterations	Helen Robertson  01635 519524	18/02/2026
Newbury Town Council	25/02861/FUL	Mr D Wilson	11 - 13 Market Place Newbury RG14 5AA	Change of use from vacant adult gaming centre (sui generis) to licenced betting office (sui generis)	Lewis Richards  01635 519916	12/02/2026
Pangbourne Parish	25/02919/HOUSE	Mrs Alison Halford	Hillcrest Courtlands Hill Pangbourne Reading RG8 7BE	Formation of new outdoor swimming pool with with associated plant room building and external ASHP within the rear garden of the main house.	Lesley Humphries  01635 503024	23/02/2026
Pangbourne Parish	25/02892/HOUSE	Dr M Rackham and Dr E Newton	Frilsham House 12C Sheffield Close Pangbourne Reading RG8 7GD	Proposed demolition of existing conservatory and replacment ground floor rear extension. Proposed loft conversion including hip to gable conversion and insertion of new dormer windows	Lewis Richards  01635 519916	16/02/2026



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Shaw Cum Donnington	25/02952/COND	Scottish and Southern Electricity Networks (SSEN)	Street Record Snelsmore Common Newbury	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 (Snelsmore and Winterbourne area)	Harriet Allen  01635 519496	17/02/2026
Stratfield Mortimer Parish	25/02936/HOUSE	Mrs Alex Upton	7 St Catherines Hill Mortimer Reading RG7 3UT	Erect a single storey garden room	Lesley Humphries  01635 503024	17/02/2026
Stratfield Mortimer Parish	25/02867/NONMAT	TA Fisher & Sons Ltd	Land South Of Tower Gardens The Street Mortimer Common Reading	Non-Material Amendment to approved application 22/01422/RESMAJ (Approval of reserved matters following Outline Permission 19/00981/OUTMAJ [Section 73: Variation of condition 6-approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sqm GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.] Matters seeking consent: Appearance, Landscaping and Scale). Amendments to Plots 51-58 and erection of a short section of low walling upon which the name of the develop lent will be shown.	Michael Butler  01635 519499	09/01/2026
Sulhamstead Parish	25/02915/FUL	Amegreen Children's Services	3 Brocas Road Burghfield Common Reading RG7 3QL	Erection of extension to existing children's home	Gemma Kirk  01635 519495	12/02/2026

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Thatcham Town Council	25/02770/HOUSE	Jamie Stevens	59 Westfield Road Thatcham RG18 3EL	Retrospective Application for Timber-Framed Garden Pavilion	Lesley Humphries  01635 503024	24/02/2026
Tilehurst Parish Council	25/02834/TPW	Kevin O'Connor	18A Addiscombe Chase Tilehurst Reading RG31 6FH	T1 - Oak: Reduce away from house back to suitable growth point by removing 2 metres laterally to prevent potential damage to extension roof	Jon Thomas  01635 519611	25/02/2026
Tilehurst Parish Council	25/02870/HOUSE	Mr & Mrs Martin & Lynn Chamberlain	180 Long Lane Tilehurst Reading RG31 6YL	Part Single Storey Rear Extension	Lesley Humphries  01635 503024	18/02/2026
Welford Parish Council	25/02927/TPW	Mr Will Puxley	Highwood Copse Park Lane Welford Newbury	T 1-Ash is severe decline due to Ash Dieback. Fell to ground level and replace with young Oak T 2-Ash is severe decline due to Ash Dieback. Fell to ground level and replace with young Beech T 3-Ash is severe decline due to Ash Dieback. Fell to ground level and replace with young Lime T 4-Ash is severe decline due to Ash Dieback. Fell to ground level and replace with young Hornbeam T 5-Ash is severe decline due to Ash Dieback. Fell to ground level and replace with young Oak All works to be completed to the standard of BS3998:2010 A further program of tree planting is due to start in January 2026 within the glade to replace those trees lost in previous years. 50 Mixed broadleaves are to be planted and protected	Ed Jennings  07585882685	13/02/2026

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West Woodhay Parish	25/02899/COND	Mr Charles Brown	West Pavilion Lake House West Woodhay Newbury RG20 0BU	Approval of details reserved by Conditions (3) Gas Pipeline and (4) Drainage of planning permission 25/01260/HOUSE: Section 73 application to vary condition 2 (Approved Plans) of approved 24/00198/HOUSE - To account for design amendments and the removal of a basement level in order that when development proceeds it is compliant with planning permission. We seek the replacement of the floor plans, elevations and section drawings of the extant permission with that of those included within this application.	Harriet Allen  01635 519496	16/02/2026
Winterbourne Parish	25/02817/CERTP	Ms Alexandra Papadakis	Kimber Cottage Winterbourne Newbury RG20 8AN	To erect a small agricultural barn to store hay with a height of 5 meters and floor area of 72 square meters. Barn to be constructed on an already exiting concrete base with steel supports and corrugated cement roof sheets. The sides will be partially enclosed with timber slats. No changes to or creation of new access or drainage is required as the site already has sufficient access and drainage.	Isabel Oettinger  01635 519683	10/02/2026