

Weekly List of Planning Applications - published: 11 August 2025**Members' End Date: 10 September 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, 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	25/01736/FULMAJ	Young Estates and Land Ltd	Site Of Unit A Youngs Industrial Estate Paices Hill Aldermaston	Construction of industrial units (use Classes E(g), B2 and B8) in a single building.	Sian Cutts 01635 519344	03/11/2025
Aldworth Parish	25/01743/HOUSE	Rebecca Parker	Rookery Cottage Aldworth Reading RG8 9RT	Proposed rear single-storey extension and associated external works.	Donna Toms 01635 519439	25/09/2025
Basildon Parish	25/01691/HOUSE	Mr S Cousins	Caius Cottage Aldworth Road Upper Basildon Reading RG8 8NG	Proposed detached garage and partial conversion of existing garage	Lewis Richards 01635 519916	26/09/2025
Beedon Parish	25/01773/COND	-	Barn At Beedon Manor Farm Beedon Newbury RG20 8SW	Approval of details reserved by Conditions (3) Surface Water and Foul Drainage, (4) LEMP, (13) Ground Level Details, (14) Landscaping Scheme and (17) Cycle Parking and Storage of planning permission 22/02047/FULD (allowed on appeal APP/W0340/W/23/3319969): Demolition of the existing large agricultural buildings and replacement with new residential dwellings, together with access, parking, landscaping and any other associated infrastructure.	Jake Brown 01635 519447	01/10/2025

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Boxford Parish	25/01737/CERTP	Mr and Mrs Hull	The Old Post Office Boxford Newbury RG20 8DH	Erection of garden room outbuilding to rear garden.	Elizabeth Moffat 01635 519336	29/09/2025
Brimpton Parish	25/01780/COND	Mr Richard Barter	Former Washoe Lodge and Washoe Cottage Brimpton Lane Brimpton Reading	Approval of details reserved by Condition (20) Hard Landscaping of planning permission 23/00402/FUL: Section 73: Variation of Condition 2 - Approved Plans of previously approved application 22/01895/FULD: S73 Variation of Condition 2 - Approved Plans of approved application 20/01825/FULD: Demolition of existing buildings and erection of four detached dwellings and associated access and turning.	Michael Butler 01635 519499	02/10/2025
Burghfield Parish	25/01699/CERTP	C/O Agent	2 Blackberry Close School Lane Burghfield Common Reading RG7 3EX	Certificate to demonstrate that no development is occurring in the change of use from dwelling to childrens home	Gemma Kirk 01635 519495	25/09/2025
Burghfield Parish	25/01760/TPW	Mr Ian Harley	14 Dewe Lane Burghfield Reading RG30 3SU	Tree type: Siler Birch (approximately 28/30 years old) Work to be carried out: Reduce crown of tree by up to 40%, remove dead wood, crossing branches and two limbs growing over and towards the drive. Tree height is approx 12 metres. Reduction to be up to 40% to where the strong growth is with a final height at or above approx 7.2 metres. Advice obtained from arborist: This tree is showing considerable die back with the crown and our suggestions are as follows: Reduce crown of tree by up to 40%, remove dead wood, crossing branches and two limbs	Jon Thomas 01635 519611	30/09/2025

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Greenham Parish	25/01665/COND	David Wilson Homes (Southern)	History 3 Newbury Racecourse Racecourse Road Newbury	Application for Approval of Details Reserved by Condition 6 'Electric vehicle charging points' 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	Jake Brown 01635 519447	26/09/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Greenham Parish	25/01750/NONMAT	David Wilson Homes (Southern)	History 3 Newbury Racecourse Racecourse Road Newbury	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: to approved site layout plan and affordable housing plan to	Jake Brown 01635 519447	03/09/2025
Hermitage Parish	25/01783/COND	Deanfield Homes	Land at End Of Charlotte Close Hermitage Thatcham	Application for Approval of Details Reserved by Condition 1-Phasing Condition, of application 24/01393/NONMAT (previous approval 20/00912/FULEXT) Aqua Callidus Nutrient Assessment and Budget Report dated 22/07/25. Covering Letter dated 06/08/25	Emma Nutchey 01635 519344	01/10/2025
Hermitage Parish	25/01756/HOUSE	Mr and Mrs Sorrell	Blenheim House Deacons Lane Hermitage Thatcham RG18 9RH	Demolish existing rear extension and replace with rear single storey extension. Relocate off road parking to the side and front of property. Replace side wall with part fence, part wall over 1	Elizabeth Moffat 01635 519336	30/09/2025

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Newbury Town	25/01746/HOUSE	Mr and Miss Hook and Staines	7 Tudor Road Newbury RG14 7PU	Proposed first floor front extension	Elizabeth Moffat 01635 519336	26/09/2025
Newbury Town	25/01740/CERTP	Mr & Mrs Douglas	38 Valley Road Newbury RG14 6ER	Formation of habitable room in roofspace with rear dormer and side gable build up	Elizabeth Moffat 01635 519336	26/09/2025
Newbury Town	25/01717/ADV	Mrs Jane Grimble	Ridgeway Select Faraday Road Newbury RG14 2AD	Removal of existing signage and the display of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign and new illuminated entrance portal.	Elizabeth Moffat 01635 519336	25/09/2025
Newbury Town	25/01419/CERTP	Mr Glyn Green	37 Ewing Way Newbury RG14 7UF	Attic extension.	Elizabeth Moffat 01635 519336	29/09/2025
Newbury Town	25/01787/FUL	Paul Harris	22 Hambridge Road Newbury RG14 5SE	The demolition and erection of a replacement commercial building with associated change of use to Class B2, and retrospective permission for the extension and upgrade of commercial building, including landscaping, and car parking arrangements (part retrospective)	Michael Butler 01635 519499	01/10/2025
Newbury Town	25/00945/CERTP	Laura Cowan	37 Old College Road Newbury RG14 1TB	Internal alterations and installation of a 3.4m bi-folding door and window to the rear wall.	Elizabeth Moffat 01635 519336	29/09/2025
Newbury Town	25/01747/HOUSE	Mr Tim Barnett	8B Enborne Grove Newbury RG14 6BJ	Conversion of a bungalow to form a double storey house as well as alterations to existing driveway	Isabel Oettinger 01635 519683	26/09/2025

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Newbury Town	25/01775/HOUSE	Mr and Miss Bray Hartley	2 Laburnum Grove Newbury RG14 1LF	Two Storey Rear Extension	Elizabeth Moffat 01635 519336	01/10/2025
Padworth Parish	25/01664/HOUSE	Thomas Grigoleit	44 Fallows Road Padworth Reading RG7 4GX	Flat roof front and side extension to the property in-between the main house and the existing detached garage.	Gemma Kirk 01635 519495	26/09/2025
Pangbourne Parish	25/01764/TPW	Miss Alise Petrovska	Pangbourne Working Mens Club 1 Whitchurch Road Pangbourne Reading	Cedar Tree: Inspect the canopy. Reduce all the side lateral spreading branches all round by 2-3 metres and to remove any dead wood.	Jon Thomas 01635 519611	30/09/2025
Purley On Thames	25/01677/TPW	John Gainsford	15 Nursery Gardens Purley On Thames Reading RG8 8AS	T1 - Scots Pine: Reduction in the tree canopy. The tree height is 18m approximately; we are not seeking any reduction in the height of the tree. The spread radial (diameter) of the canopy is approximately 7.5m. The desired reduction would reduce the radial spread of the canopy	Jon Thomas 01635 519611	29/09/2025
Speen Parish	25/01770/HOUSE	Mr and Ms Clarke and Hunt	8 Speen Lane Newbury RG14 1RW	Two-storey side and single storey rear extension with associated alterations. Partial conversion of garage and render to existing house.	Elizabeth Moffat 01635 519336	30/09/2025
Stratfield Mortimer	25/01779/COND	Kings Meadow Homes Ltd	9 Windmill Road Mortimer Common Reading RG7 3RN	Approval of details reserved by Condition (4) SuDS of planning permission 23/02038/FUL: Erection of 4no. 3 bed dwelling houses.	Lewis Richards 01635 519916	02/10/2025

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Stratfield Mortimer	25/01735/CERTP	Helen Walters	15 St Johns Road Mortimer Common Reading RG7 3TR	Convert a lean-to into habitable accommodation to future proof the property and provide a fully accessible toilet at entrance level. Part external section removed to allow a window aperture to existing kitchen.	Lewis Richards 01635 519916	26/09/2025
Stratfield Mortimer	25/01769/NONMAT	Ms and Mr Nicola and Mike Murphy and Szumski	69 The Avenue Mortimer Common Reading RG7 3QU	Non-Material Amendment to 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. Amendment: Extending the side extension at ground floor level only to utilise a redundant external recess.	Michael Butler 01635 519499	02/09/2025
Stratfield Mortimer	25/01757/COND	Mr Steven Eastwood	49 Stephens Close Mortimer Common Reading RG7 3TY	Application for approval of details reserved by condition 3 'schedule of materials', 4 'electric vehicle charging point', 6 'cycle and storage space' and 7 'surfacing arrangement for access' of approved application 24/02644/FUL: Section 73 application to vary condition 2 (Approved plans) of approved 24/01308/FUL - Erection of detached dwelling with associated parking and garden area	Donna Toms 01635 519439	26/09/2025
Streatley Parish	25/01636/HOUSE	Mr Timothy Puddle and Mrs Vivienne Fletcher	Lardon House Wantage Road Streatley Reading RG8 9LD	Resubmission of the erection of a 4-bay garage with overhead storage to serve Lardon House (ref: 25/00038/HOUSE)	Michael Butler 01635 519499	24/09/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Streatley Parish	25/01767/COND	Dr and Mrs Megaw	Streatley Farmhouse Wallingford Road Streatley Reading RG8 9PT	Application for approval of details reserved by condition 10 'SuDS' of approved application 24/01944/FULMAJ: (A) Change of use of South Barn, North Barn and Middle Barn and associated land to a mixed use (Sui Generis) of (1) residential ancillary/incidental to the use of Streatley Farmhouse, (2) use for the provision of occasional events, and (3) storage within Middle Barn (used for purposes ancillary to the mixed use and/or open B8 use). (B) Internal and external alterations to South Barn. (C) Erection of replacement car port. (D) Internal and external alteration of Tractor Shed to provide secure ancillary residential storage for Streatley Farmhouse. (E) Change of use and external alterations of West Barn to provide 3 no. short-term lets (Use Class C3). (F) Change of use and internal and external alterations to Regatta Barn to provide a gym for both private and commercial use (Sui Generis). (G) Extension of residential curtilage to form a new vehicular driveway to Streatley Farmhouse. Erection of two greenhouses, replacement sheep barn, landscaping, car parking and associated works.	Catherine Ireland 01635 519391	29/09/2025
Thatcham Town	25/01752/COND	Mr & Mrs Ian & Pamala White	Land Rear Of 123 To 125 Bath Road Thatcham	Application for approval of details reserved by condition 4 'CMS (highways)', 12 'CMS (EH)', 15 'SuDS' and 16 'Landscaping' of approved application 24/01476/FUL: Construction of two detached bungalows together with associated parking and access	Lewis Richards 01635 519916	26/09/2025

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Theale Parish Council	25/01487/FUL	Mr A Moses	Forum 1 Station Road Theale Reading RG7 4RA	External alterations only, dormers to roof and facade alterations	Gemma Kirk 01635 519495	18/09/2025
Woolhampton Parish	25/01729/HOUSE	Tracy Bridgeman	2 Hillfoot Cottages Bath Road Woolhampton Reading RG7 5RL	Erection of a three-bay car port with usable loft space.	Michael Butler 01635 519499	30/09/2025