

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
Basildon Parish Council	25/01970/TPW	Mrs Jan Boyd	Elangeni Pangbourne Road Upper Basildon Reading RG8 8LN	G1.1 Copper Beech: Reduce/thin west facing limbs back to previous pruning points where there is overhang over the house and for shaping. G1.2 Beech: (incorrectly identified as Oak on the TPO) Remove small, lowest, west facing limb that dissects canopy of tree G1.1(Copper Beech) and rubs on branches G1.4 Beech: Small north-west crossing limb remove to source due rubbing on larger limb. Lowest western limb by house roof, reduce by approximately 1m to nearest previous pruning point. North west quarter of the canopy (over forecourt) reduce by 1-2m to remove long, newer growth where there is risk of breaking and for re-shaping.	Jon Thomas 01635 519611	31/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Chaddleworth Parish	25/02066/TPC	Mr Nick Williams	Chaddleworth House Tower Hill Chaddleworth Newbury RG20 7EB	<p>B1 - Beech Tree - Remove to ground level due to location and severe decay in stem, mature tree with a large Cavity at the base, with the tree weighted over the access to the church and a walled garden.</p> <p>SC1- Sweet Chestnut- Remove dead top / major deadwood - In close proximity to the drive.</p> <p>Y1- Yew - 1-2m Reduction, mainly from the laterals to help balance the tree as its grown suppressed by surrounding trees.</p> <p>A1 - Ash - Remove to ground level, showing strong signs of ash dieback.</p> <p>A2 - Ash - Remove to ground level (due to its location) - Showing strong signs of ash dieback with large amounts of dieback with the canopy, within striking distance of a road and cottage.</p> <p>RS1- Section of small Ash trees which are mostly dead due to ash die back. Remove to ground level / below hedge line due to location Road side</p> <p>SYC1 - Sycamore - extensive squirrel damage, remove dead/ damaged limbs and reduce the crownback to balance the tree.</p>	Ed Jennings 07585882685	22/10/2025
Chieveley Parish Council	25/02055/COND	Will and Laura Breeze	Wood House Snelsmore Newbury RG14 3BX	<p>Approval of details reserved by Condition (5) Exterior Lighting of planning permission 24/01389/HOUSE: Demolition of the existing utility extension and garage, and the erection of a side and rear extension, plus replacing the roof and alterations to the external fabric of the existing house.</p>	Isabel Oettinger 01635 519683	05/11/2025
Cold Ash Parish Council	25/01789/FULMAJ	Mr Sundith Ramdany	Holly Grange Cold Ash Hill Cold Ash Thatcham RG18 9PT	Change of use from a care home to a house of multiple occupation.	Cheyenne Kirby 01635 519489	11/12/2025

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Cold Ash Parish Council	25/01957/HOUSE	Mr J Bickerton and Ms H Anderson	Woodland View The Ridge Cold Ash Thatcham RG18 9JB	Conversion of existing garage to habitable ancillary use.	Harriet Allen 01635 519496	03/11/2025
Compton Parish Council	25/02063/TPC	Mr James Edmonds	Institute For Animal Health High Street Compton Newbury RG20 7NN	T1005 - Dead Pine with failed upper stem hanging: Cut and stack timber neatly in max 2m lengths and in piles no higher than 1m tall. Chip arisings neatly and level all within the wooded area.	Ed Jennings 07585882685	21/10/2025
East Garston Parish	25/01972/HOUSE	Mr David Comyn	The Old Vicarage School Lane East Garston Hungerford RG17 7HR	Replacement of beech hedge with stone garden wall and trained fruit trees	Elizabeth Moffat 01635 519336	01/11/2025
East Garston Parish	25/01854/HOUSE	Mr. & Mrs. S Worthington	East Garston House Front Street East Garston Hungerford RG17 7EU	External alterations to existing house; including 2 no. dormer windows, 1 no. rooflight and new portico. Formation of outdoor swimming pool.	Elizabeth Moffat 01635 519336	05/11/2025
Englefield Parish Council	25/01941/PASOL	Englefield Village Hall CIO Charity Edward Crookes	Englefield Village Hall The Street Englefield Reading RG7 5ES	Installation of 11no x 475 Watt Solar Panels (5.2 kW total) to rear elevation of Englefield Village Hall RG7 5ES	Gemma Kirk 01635 519495	03/11/2025
Farnborough Parish	25/01803/HOUSE	Mr & Mrs David & Nicola Wilson	The Old Smithy Cottage Farnborough Wantage OX12 8NS	S73 - Vary condition 2 'approved plans' of approved application 25/00974/HOUSE: Demolition of existing rear conservatory and erection of new single storey rear extension. Demolition of existing side extension and replacement with a two storey side extension	Elizabeth Moffat 01635 519336	29/10/2025

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Great Shefford Parish	25/01876/FUL	Young & Co Brewery	Pheasant Inn Ermin Street Shefford Woodlands Hungerford RG17 7AA	Erection of new metal frame retractable roof pergola with sliding glazed side panels to garden. Retain, reuse and supplement the existing festoon lighting and heaters. New paving to replace and extend existing paved area. New bio ethanol fuel fireplace to new pergola, faux flue to omit from side elevation of pergola.	Harriet Allen 01635 519496	06/11/2025
Great Shefford Parish	25/02025/AGRIC	Mr Rob Price	Barn and Land To South Of Coldridge Copse Great Shefford Hungerford	Application to determine if prior approval is required for a proposed: Steel portal framed building to be used as a general purpose building.	Cheyenne Kirby 01635 519489	25/09/2025
Greenham Parish Council	25/01931/HOUSE	Mrs Anam Ali	61 Westwood Road Newbury RG14 7TJ	Retrospective: Provision of new pitched roof and canopy over existing front porch following removal of existing flat roof.	Helen Robertson 01635 519524	01/11/2025
Greenham Parish Council	25/01944/FULMAJ	N/A	Former 102 Greenham Business Park Greenham Thatcham	Full planning permission for the change of use of the approved warehouse space (B8) and office core with service yard to Sui Generis Use.	Lauren Hill 07955264733	09/12/2025

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Greenham Parish Council	25/02024/COND	Mr Sean Bates	Land East Of Newbury College Monks Lane Newbury	<p>Approval of details reserved by Conditions (19) Spoil, (31) Contamination Land and (49) Mineral Extraction 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.</p> <p>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.</p>	Matthew Shepherd 01635 519583	31/10/2025
Hampstead Norreys	25/02058/TPC	ms victoria Trentham	Well Cottage Water Street Hampstead Norreys Thatcham RG18 0SB	<p>Tree 1 - Box Elder/ Norway Maple: Tree is leaning over toward garden wall and declining, would like to fell tree to ground (other trees in place)</p> <p>Tree 2 - Laburnum: Tree is in the middle of car exit area as neighbour moved fence out and turning circle too small to be safe. Remove completely and remove the root. I have 3 trees ready to plant from the Woodland Trust - self seeded lilac, birch, hazel. Hedge 1 - privet hedge by tree 2: to be reduced in length by 4m and retained 2m nearest the driveway.</p>	Ed Jennings 07585882685	22/10/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hamstead Marshall	25/01901/LBC	Mr Morgan Cowles	Hamstead Lock Hamstead Marshall Newbury	Proposed replacement of lock gates & masonry repairs at Hamstead Lock, including localised repointing repairs to bridge and works to repair the adjacent WWII Pillbox at: Hamstead Bridge and Hamstead Lock, Hamstead Marshall, Kennet & Avon Canal, RG20 OJE	Catherine Ireland 01635 519391	06/11/2025
Hermitage Parish Council	25/02039/TPW	Mr Clive Tombs	Former Railway Line South Of Yattendon Road Hermitage Thatcham	Crown lift to achieve 3.5m height above ground level on sycamore, ash and oak species on the east side of the former railway embankment. Purposes: to provide sufficient clearance to allow for upgrading of adjacent path for equestrian use as part of Eling Way, ensure safety of path users by reducing risk of branches falling, and assist with establishment of new hedging on east side of path.	Ed Jennings 07585882685	31/10/2025
Holybrook Parish Council	25/01935/HOUSE	Mr Richard Anderson	10 Goodwin Close Calcot Reading RG31 7ZW	Rebuild roof to steeper pitch to provide better storage, light and more accessible. To include 14 no. solar panels on front elevation - inset.	Lesley Humphries 01635 503024	04/11/2025
Holybrook Parish Council	25/01959/HOUSE	MR AND MRS NEIL TOWNSEND	42 Rushmoor Gardens Calcot Reading RG31 7AJ	Single and Two Storey Side Extensions	Gemma Kirk 01635 519495	31/10/2025
Hungerford Town Council	25/01833/HOUSE	Mrs V Way	6 Lourdes Crescent Hungerford RG17 0GY	Retrospective approval of single storey rear extension	Lauren Hill 07955264733	04/11/2025

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Kintbury Parish Council	25/02043/TPC	Mr Peter Morris	Yew Tree House High Street Kintbury Hungerford RG17 9TN	Yew - Reduce the size by 50%. The current height is approx 10 metres above the road and I estimate that the proposed reduction would bring the height down to approx 6 metres above the road. As per submitted photos	Ed Jennings 07585882685	23/10/2025
Lambourn Parish Council	25/02034/TPC	Robert Ballin	Church Farm Upper Lambourn Hungerford RG17 8RG	Sycamore: Appears to be dying - Pollard	Ed Jennings 07585882685	20/10/2025
Leckhampstead Parish	25/02036/TPC	McGrath	Hill Green House Hill Green Leckhampstead Newbury RG20 8RB	T1 - Tulip Tree: Reduce the canopy by approximately 3m in height and then the sides by 2m to give clearance from the house and reshape the driveway side to create a more aesthetic shape. The finished height of the tree will be approximately 12m and the crown spread approximately 4m on the house side and 6m on the remaining tree.	Ed Jennings 07585882685	21/10/2025
Leckhampstead Parish	25/01953/HOUSE	Toby Reid	Elm Tree Cottage Leckhampstead Newbury RG20 8QY	Adding a small dormer window to complement the existing dormer window to increase natural light and improve ventilation. The proposed works will be done in conjunction with re-thatching of the ridge and roof, maintaining the same roofline and materials.	Elizabeth Moffat 01635 519336	03/11/2025
Leckhampstead Parish	25/01979/HOUSE	Mr R Dunn	Malthouse The Thicket Leckhampstead Newbury RG20 8QW	Formation of new dormer window to front elevation and alteration of existing dormer window to rear elevation	Isabel Oettinger 01635 519683	27/10/2025
Midgham Parish Council	25/02045/PDNOT	Royal Mail Group	Post Box Bath Road Midgham Reading	Notification of proposal to empty and seal post box in preparation for its removal, due to the difficulty of access.	Gemma Kirk 01635 519495	03/11/2025

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Newbury Town Council	25/02093/TPW	James Avison	Car Park Gandlake House London Road Newbury RG14 1LA	Yew - Fell and replace with suitable sapling.	Ed Jennings 07585882685	05/11/2025
Newbury Town Council	25/01918/ADV	Cornish Bakery	16 Northbrook Street Newbury RG14 1DJ	1no. Projecting Sign Installed at High level. 3no. Fascia Signs applied at High level. 5no. Cladding panels installed at high level. 1no. glazing sign applied to existing entrance fanlight.	Cheyanne Kirby 01635 519489	03/11/2025
Newbury Town Council	25/01981/HOUSE	Mr & Mrs Stafford	26 Three Acre Road Newbury RG14 7AW	Single storey front extension. Conversion of garage and replacement flat roof	Helen Robertson 01635 519524	03/11/2025
Newbury Town Council	25/01723/FUL	George Arkell	Cross Keys 8 London Road Newbury RG14 1JX	Amendments to planning permission ref. 24/00925/FUL, including alterations to an existing window to form a new door to facilitate access to a fire escape, adjustments to approved shipping containers to accommodate internal toilet facilities and associated external changes to fenestration and layout (part-retrospective).	Donna Toms 01635 519439	05/11/2025
Newbury Town Council	25/01917/FUL	Cornish Barkey	16 Northbrook Street Newbury RG14 1DJ	Installation of new fascia signs at high level. Installation of new Projecting Sign at high level.	Cheyanne Kirby 01635 519489	03/11/2025

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Newbury Town Council	25/02020/PACOU	Barts Newbury Ltd	18 To 21 and 22 To 24 Berkshire House Bartholomew Street Newbury	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). The proposal is for change of use from offices to 18 residential apartments under Part 3, Class MA of The Town & Country Planning (General Permitted Development) (England) Order 2015.	Cheyenne Kirby 01635 519489	29/10/2025
Speen Parish Council	25/02056/TPW	Mr Richard Evens	9 Caunter Road Speen Newbury RG14 1QZ	T3 - Sycamore - Rear garden - Crown thin by 5% and reduce east side lateral branches back where encroaching over the roof and BT wires by 2 meters to suitable growth points. Starting length 8 meters - finished length 6 meters. T2 - Beech - Rear garden - Crown thin by 5% and reduce east side lateral branches by 2 meters where encroaching over roof. Starting length 8 meters - finished length 6 meters T1 - Beech - Front drive - Crown thin by 10%	Ed Jennings 07585882685	04/11/2025
Stratfield Mortimer Parish	25/01969/HOUSE	Mr and Ms. Sturt and O'Reilly	4 Croft Road Mortimer Common Reading RG7 3TS	Proposed two storey side extension with part single-storey front extension and 1 No. rooflight to the existing flat roof to the rear of the property.	Donna Toms 01635 519439	04/11/2025
Thatcham Town Council	25/02054/TELE28	Openreach	78A Chapel Street Thatcham RG18 4QN	The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 -BT intends to install fixed line broadband electronic communications apparatus at 78a Chapel Street, Thatcham RG18 4QN. To install CBT on the wall.	Bob Dray 01635 519239	05/10/2025

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Thatcham Town Council	25/02021/HOUSE	Mr and Mrs Robert Wellman	22 Oak Tree Road Thatcham RG19 4QP	Removal of existing single-storey side element to dwelling and erection of a new two-storey side extension.	Lewis Richards 01635 519916	30/10/2025
Theale Parish Council	25/02026/HOUSE	B. Meighen	22 Cavalier Close Theale Reading RG7 5DJ	Addition of a Rear Dormer, Removal of Chimney, External Alterations, Internal Reconfiguration and All Associated Works	Lesley Humphries 01635 503024	31/10/2025
Tilehurst Parish Council	25/02042/TPW	Miss Karen Pipe	Land To The Rear Of 8 Clay Close Tilehurst Reading RG31 5QB	Oak tree to the rear of 8 Clay Close. We wish to remove branches overhanging our property boundary by approx 8m. The tree is not maintained by the land owner and severely encroaches onto our property, shutting out daylight. In autumn, our garden is covered with large amounts of leaf detritus, making our patio slippery and dangerous underfoot. Previous application was approved under 19/01512/TPW	Jon Thomas 01635 519611	03/11/2025
Tilehurst Parish Council	25/01984/HOUSE	Mr & Mrs H. Voice	55 Warborough Avenue Tilehurst Reading RG31 5LB	Two storey side and single storey rear extension with new front porch	Gemma Kirk 01635 519495	27/10/2025
Tilehurst Parish Council	25/01965/HOUSE	Mr Andy Marshall	8 Devonshire Gardens Tilehurst Reading RG31 6FW	Single storey rear extension plus loft conversion	Lesley Humphries 01635 503024	05/11/2025
West Woodhay Parish	25/01921/HOUSE	Mr Nicholas Brown	Western Lodge West Woodhay Newbury RG20 0BH	Elevation adjustments, minor alterations to Western Lodge and rebuilding of the garage annex, to provide a cohesive architectural design to the whole building, now part of the broader Lake House Estate.	Cheyenne Kirby 01635 519489	04/11/2025

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Woolhampton Parish	25/01890/FUL	Mary Nolan	Land North Of Bath Road Woolhampton and West Of Cods Hill Beenham Reading	Change of use of land to B8.	Sian Cutts 01635 519344	14/10/2025