

Weekly List of Planning Applications - published: 01 December**Members' End Date: 31 December 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
Ashampstead Parish	25/02713/CERTP	Maria Patrick	Ashlea Ashampstead Reading RG8 8RT	Garage conversion with associated works, removal of garage door, brick to match existing and replacement window to be installed, new side access door to new boot room	Lesley Humphries 01635 503024	20/01/2026
Ashampstead Parish	25/02761/TPC	Martin Butcher	St Clements Pinfold Lane Ashampstead Reading RG8 8SH	T1 - Red Oak: Removal T2 - Silver Birch: Removal	Jon Thomas 01635 519611	09/01/2026
Basildon Parish Council	25/02675/HOUSE	Mr Ben & Mrs Kate Raggett	Alda Kiln Corner Upper Basildon Reading RG8 8SP	Detached garage building	Lesley Humphries 01635 503024	15/01/2026

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Boxford Parish Council	25/02720/FULMAJ	Mr Adrian Brown	Harry Derham Racing Upper Farm Upper Farm House High Street Boxford	Section 73A: Vary condition 9 'scheme of landscaping', 22 'landscape and ecological management plan', 23 'updated ecological appraisal', 24 'bat mitigation strategy', 25 'biodiversity monitoring strategy', 27 'external lighting' and 29 'biodiversity mitigation and enhancement' of planning permission 21/02529/COMIND (Fully retrospective: Proposed change of use from agricultural to new equine facility (racehorse training and stabling) for 45No horses, including the installation of associated car park, all storm water and foul water drainage, and new landscaping. The installation of new entrance gates within existing vehicular access and gallops. Refurbishment of existing former farm buildings, demolition of existing hay barn, erection of new stable building, horse walker and lunge pen).	Michael Butler 01635 519499	24/02/2026
Bradfield Parish Council	25/02735/COND	-	Former Doctors Surgery Cock Lane Bradfield Southend	Approval of details reserved by Condition (10) Drainage of planning permission 23/00494/FUL: Refurbishment and conversion of former doctor's surgery into a detached dwelling and erection of new detached dwelling, with associated parking spaces, landscaping and infrastructure	Donna Toms 01635 519439	21/01/2026
Burghfield Parish Council	25/02702/AGRIC	Miss Cora Pfarre	Clayhill Copse Clayhill Road Burghfield Common Reading	Application to determine if prior approval is required for a proposed: Alteration of an existing road or highway - Improving the existing access track by 1 to 2 loads of crushed concrete with a top dressing of type 1 scalpings	Donna Toms 01635 519439	15/12/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Chieveley Parish Council	25/02690/HOUSE	Mr and Mrs Slinger	Oare Farmhouse Oare Hermitage Thatcham RG18 9SD	Extensions, alterations and conversion of outbuildings to habitable use	Donna Toms 01635 519439	21/01/2026
Cold Ash Parish Council	25/02741/PASSHE	Mr and Mrs Pitts	Wychwood Spring Lane Cold Ash Thatcham RG18 9PL	The extension is a single storey mono-pitched roof situated in the southwest corner to square off the ground floor plan. 5.37m beyond rear wall x 3.88m maximum height x 2.72m at eaves.	Lewis Richards 01635 519916	07/01/2026
Cold Ash Parish Council	25/02687/HOUSE	Lloyd and Hannah Lawrenson	Vista Cottage The Ridge Cold Ash Thatcham RG18 9HX	Demolition of existing garage. Proposed Single Storey Side Extension, Front Porch, Amendments to External Treatment and Fenestration.	Lesley Humphries 01635 503024	19/01/2026
East Garston Parish	25/02651/FULMAJ	Mr & Mrs Hack	Manor Farm Station Road East Garston Hungerford RG17 7HF	Section 73 application to vary conditions 2 (Approved Plans) 3 (Materials) 4 (Soft and Hard Landscaping) and 5 (Lighting Assessment) of approved Application Reference Number: 25/01152/FULMAJ	Michael Butler 01635 519499	21/01/2026
Enborne Parish Council	25/02578/CERTE	Mr Mark Hopkin	75 Fifth Road Newbury RG14 6DT	Use of former paddock land as residential garden - please refer to submitted location plan and supporting information	Cheyenne Kirby 01635 519489	13/01/2026
Great Shefford Parish	25/02689/AGRIC	Mr Andrew Liddiard	Land South Of Trindledown Farm Wantage Road Great Shefford Hungerford	Application to determine if prior approval is required for a proposed: Twin gabled agricultural storage barn	Harriet Allen 01635 519496	11/12/2025

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Greenham Parish Council	25/02730/CONS	Farnborough Airport	Out Of District Planning Consultation Rushmoor Borough Council Farnborough Airport, Farnborough Road,	Out of District Consultation: Rushmoor Borough Council ref: 25/00615/REV - Variation of Conditions 2 (aircraft movements) and 6 (aircraft weight), and replacement of Conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to: a) increase the number of non-weekday aircraft movements from 8,900 to 13,500 per annum, and b) amend the permitted annual flight movements weight category from 50,000-80,000 kg to 55,000-80,000 kg, retaining the overall cap of 1,500 movements (within this cap: aircraft between 50,000-55,000 kg that do not meet ICAO Chapter 14 (or equivalent) noise standards shall continue to be counted, and non-weekday movements within the revised category shall increase from 270 to 405), and to c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Department for Transport Requirements at Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA	Michael Butler 01635 519499	28/11/2025
Hamstead Marshall	25/02703/HOUSE	Mr John Hawkins	Craven House Hamstead Marshall Newbury RG20 0JG	The works comprise the construction of a new pitched roof structure over the existing flat-roofed section of the building. The new roof is to be designed and constructed to form a continuous curved, conical-type roof profile following the existing round plan form of the structure.	Helen Robertson 01635 519524	22/01/2026

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Hermitage Parish Council	25/02698/HOUSE	Mr and Mrs Tandon	3 Blake Road Hermitage Thatcham RG18 9WN	Single storey link to existing garage, conversion of garage to habitable room, utility room and storage.	Donna Toms 01635 519439	22/01/2026
Hermitage Parish Council	25/02699/CERTP	Mr and Mrs Tandon	3 Blake Road Hermitage Thatcham RG18 9WN	Insertion of roof lights to convert attic space.	Donna Toms 01635 519439	22/01/2026
Hermitage Parish Council	25/02640/HOUSE	David Robinson	The Stumps Doctors Lane Hermitage Thatcham RG18 9TA	Proposed erection of a detached garage.	Harriet Allen 01635 519496	19/01/2026
Holybrook Parish Council	25/02737/COND	Mr + Mrs Zoe Houchen	Annexe The Old Granary Mill Lane Calcot Reading	Application for approval of details reserved by conditions 3 (Materials) and 4 (CEMP) of approved 25/00583/HOUSE	Sian Cutts 01635 519344	20/01/2026
Hungerford Town Council	25/02500/HOUSE	Mr Dee Rowswell	19 York Road Hungerford RG17 0DF	Upgrading heating system to a heat pump system.	Lewis Richards 01635 519916	16/01/2026
Hungerford Town Council	25/02552/FUL	Hungerford Antiques Arcade	Hungerford Arcade 26 - 27 High Street Hungerford RG17 0NF	Installation of solar panels on the roof of the Hungerford Antiques Arcade.	Lewis Richards 01635 519916	19/01/2026
Hungerford Town Council	25/02553/LBC	Hungerford Antiques Arcade	Hungerford Arcade 26 - 27 High Street Hungerford RG17 0NF	Installation of solar panels on the roof of the Hungerford Antiques Arcade.	Lewis Richards 01635 519916	19/01/2026

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Inkpen Parish Council	25/02724/FULMAJ	Mr. & Mrs. R Lowndes	Oak Dene Inkpen Hungerford RG17 9DJ	Section 73: Vary condition 2 'Approved Plans' of approved application 24/01418/FULMAJ: Erection of replacement dwelling and garage, following removal of existing; with associated parking, turning, landscaping, access, ecological enhancements and extension to residential curtilage.	Sian Cutts 01635 519344	24/02/2026
Inkpen Parish Council	25/02736/COND	MR & MRS ANDREW WATKINS	Windrush Cottage Inkpen Hungerford RG17 9QY	Application for approval of details reserved by condition 5 (Doors/Windows) of approved 25/01784/HOUSE.	Cheyenne Kirby 01635 519489	20/01/2026
Lambourn Parish Council	25/02667/FULMAJ		Inholmes House Inholmes Woodlands St Mary Hungerford RG17 7SY	Section 73: Removal of Condition 5 - Electric Vehicle Charging Point, of application reference 23/00871/FULMAJ (Landscaping works to include realigning the entrance driveway, changes to the entrance courtyard area, party barn courtyard and kitchen garden, creation of ditch and erection of fence, changes to house terrace, walled garden, north parking area and construction of tennis court).	Catherine Ireland 01635 519391	23/02/2026
Newbury Town Council	25/02685/HOUSE	Mr. Marcus Tu	66 Turnpike Road Newbury RG14 2NF	Proposed single storey rear extension and front porch extension.	Lesley Humphries 01635 503024	16/01/2026
Newbury Town Council	25/02712/FUL	MR SAM HILSUM	Bramble Court Queens Road Newbury RG14 7FP	Replacement of windows and doors.	Elizabeth Moffat 01635 519336	20/01/2026

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Newbury Town Council	25/02709/COND	Mr K Miah	44 Bartholomew Street Newbury RG14 5QA	Approval of details reserved by Conditions (4) CMS and (5) Cycle Storage of planning permission 24/00638/FUL: Change of use from offices back into dwelling.	Catherine Ireland 01635 519391	20/01/2026
Newbury Town Council	25/02612/HOUSE	Mr Walton and Miss Hollins	21 Fieldridge Newbury Berkshire RG14 2QD	Single storey lean-to-side extension with internal alterations and removal of chimney stack.	Donna Toms 01635 519439	21/01/2026
Newbury Town Council	25/02756/TPC	Mr James Heasman	Victoria Park Park Way Newbury	Survey map attached with trees positions 722 - Robinia: rotten trunk and only 1 limb survives the rest have fallen away, leaning towards skate park and progressively getting lower- Fell and stump grind. 723 - Beech: suffering with previous compaction in decline. To remove all dead wood over 3cm diameter in size as in a public area. 736 - Horse Chestnut: No outwards sign of disease but is dead - Fell and Stump Grind 760 - Lime : Dead - Fell and Stump Grind All trees removed will be replaces 2 for 1 with lime trees to be planted in gaps in lime tree avenues	Ed Jennings 07585882685	08/01/2026
Newbury Town Council	25/02753/TPC	Mr James Heasman	Newtown Road Cemetery Newtown Road Newbury RG14 7BT	Ash tree 1695 as per map provided. 4 stem tree with low union joining them tree is on boundary with neighbouring property within fence line. Tree is suffering with Ash Die back and has been smothered with Ivy. 1 stem already cut down to fence line height approx. 1.2m in height. Application to cut 2 enveloped and dying stems on Cemetery side down to the same height. of 1.2 m due to disease and worry of stems falling into listed wall or memorials. 1 stem will be left which is on neighbouring property side of fence.	Ed Jennings 07585882685	08/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Pangbourne Parish	25/02679/HOUSE	Mr Griffiths	Bay Tree House Green Lane Pangbourne Reading RG8 7BG	Single storey glass canopy to the side elevation of the property.	Lewis Richards 01635 519916	21/01/2026
Purley On Thames Parish	25/02663/TPW	Graham Grant	Land To Rear Of Purley Magna Purley On Thames Reading	Cedar Tree: spec per tree report	Jon Thomas 01635 519611	21/01/2026
Stanford Dingley Parish	25/02718/TPC	Mr Edward Hanrahan	Fairholme Farm Stanford Dingley Reading RG7 6LT	1x Copper Beech: at front of property which was subject to storm damage (split of bifurcated union) last winter. Further to communication with Jon Thomas in February 2025, we have waited to see if the tree survived. It did and permission is now sought to remove approx 100mm of decayed wood on the failed side of the bifurcated union (where the tree split) and to reduce weight and remove dead branches on remaining side of the tree. Pls see attached photo which shows the decay and illustrates the location better than a sketch plan.	Jon Thomas 01635 519611	05/01/2026
Stratfield Mortimer Parish	25/02673/CERTP	Mr & Mrs Collier	40 Windmill Road Mortimer Common Reading RG7 3RN	Single storey rear extension	Lewis Richards 01635 519916	22/01/2026
Stratfield Mortimer Parish	25/02711/NONMAT	Mr Ian O'Rourke	44 Stephens Close Mortimer Common Reading RG7 3TY	Non-Material Amendment to planning permission 25/01807/HOUSE: Proposed single storey sun room to replace large conservatory to rear of property. Amendment: Moving one side wall over. No change at all to the current approved build. All materials will stay the same.	Lesley Humphries 01635 503024	22/12/2025

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Stratfield Mortimer Parish	25/02661/COND	Miss Lucy Bird	Windmill Court Windmill Road Mortimer Common Reading RG7 3RL	Approval of details reserved by Condition (10) Arboricultural Method Statement of planning permission 23/01859/FULMAJ: Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works	Catherine Ireland 01635 519391	14/01/2026
Thatcham Town Council	25/02729/PASOL	Mr S Beattie	Whitelands Park Primary School Sagecroft Road Thatcham RG18 3FH	Proposed roof mounted solar panels	Donna Toms 01635 519439	21/01/2026
Thatcham Town Council	25/02706/COND	Mr Jonathan Pain	The Grange School 18 - 21 Church Gate Thatcham RG19 3PN	Approval of details reserved by Conditions (3) External Lighting, (4) Cycle and Vehicular Parking and (5) EV Charging of planning permission 21/01086/COMIND: Change of use from Class E(g) (i), E(f) and E(e) to F1(a) for a special educational needs school and associated works	Gemma Kirk 01635 519495	19/01/2026
Theale Parish Council	25/02723/CERTP	He	33A - 33B High Street Theale Reading RG7 5AH	No machinery inside. this will be used as storage purpose only. This outbuilding will be for main storage of an existing Takeaway.	Emma Nutchey 01635 519344	21/01/2026
Tidmarsh Parish Council	25/02619/FUL		The Bungalow Manor Farm Lane Tidmarsh Reading RG8 8EX	Full planning application for the upward extension of 3 existing dwellings (1-3 The Bungalows, Manor Lane, Tidmarsh).	Emma Nutchey 01635 519344	20/01/2026
Tidmarsh Parish Council	25/02270/OUT	Mr and Mrs D Lusted	D W Lusted Ltd Vyners Estate Mill Lane Tidmarsh Reading	Outline application for Residential development for 3 dwellings. Matters to be considered: Access.	Sian Cutts 01635 519344	15/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Tilehurst Parish Council	25/02454/HOUSE	MR IMRAN QURESHI	Dangary Lodge Calcot Park Calcot Reading RG31 7RN	PROPOSED PORCH,TWO STOREY SIDE & REAR EXTENSION.	Lewis Richards 01635 519916	22/01/2026
Tilehurst Parish Council	25/02734/TPW	Gavin Carley	17 Laurel Drive Tilehurst Reading RG31 5DY	Oak tree: overhanging the garden of 15 Laurel Drive. Proposed reduction of 20% back to the shed line. The oak tree is approximately 10 metres in height with a canopy spread of around 6 metres (3 metres radial). Proposed finished height: approximately 8 metres. Proposed finished radial spread: approximately 2.1 metres. Overall branch length reduction: approximately 0.9 metres (30% reduction) Most of this reduction will be taken from the lateral branches overhanging No. 15 Laurel Drive, bringing the canopy back to the shed line while maintaining a natural crown shape.	Jon Thomas 01635 519611	22/01/2026
West Ilsley Parish Council	25/02695/TPC	Alison Banks	The Poplars Main Street West Ilsley Newbury RG20 7AW	Yew Tree (T1) Crown reduction to reduce by 6m from the top. Trim new top branches by 1-2m maximum to shape into new apex. Trim sides by 1-2m maximum to tidy and shape tree to give more light and side clearance to owner's drive and access to car port. Final finished height 14m. Horse Chestnut (T2) Crown reduction to reduce the size of the whole tree by 6m. To reduce limbs by 6m in length, removing excess weight in leading limbs to encourage growth. This will leave the finished height of the tree at 20 meters. Box Tree (T3) Partial crown reduction one side only. Removal of two branches at base on left hand side which are leaning over. This is to improve shape and safety should further lean occur.	Ed Jennings 07585882685	02/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Yattendon Parish Council	25/02656/TPC	Lizzie Gough	Land To The Rear Of The Rectory and The Malt House Yattendon Thatcham RG18 0UR	Ash (red on plan) – Fell Ash (blue on plan) - 2m reduction on the lateral limbs to prevent branches touching the building. Sycamore (green on plan) - 3m off the laterall limbs to prevent branches touching the building. Bay (purple on plan) - Fell	Ed Jennings 07585882685	05/01/2026