

Decisions Taken during week ending 12/12/2025

<i>Application</i>	<i>Decision Issued</i>	<i>Case Officer</i>	<i>Proposal</i>	<i>Site Address</i>	<i>Decision Type</i>	<i>Decision</i>
25/02532/NONMAT Parish: Aldermaston Parish Council	10/12/2025	Emma Nutchey	Non-Material Amendment to planning permission 20/02527/OUTMAJ: Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access. Amendment: to the wording of Conditions 25 and 26 as the drawings that were approved for the S278 agreement are different to what was approved at the outline stage.	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading RG7 4PG	DEL	Approval
Ward: Aldermaston Applicant: -						
25/02423/COND Parish: Aldermaston Parish Council	11/12/2025	Emma Nutchey	Application for approval of details reserved by condition 17 'Emergency Plan for Construction Phase' and 18 'Outline Emergency Plan' of approved application 20/02527/OUTMAJ: Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access.	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading RG7 4PG	DEL	Withdrawn
Ward: Aldermaston Applicant: -						

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25/02338/FUL Parish: Basildon Parish Council	08/12/2025	Michael Butler	Section 73A -Variation of Condition 2 (Approved Plans) of planning permission reference 19/03066/FULD (Demolition of 7 existing dwellings to be replaced with 7 new dwellings and associated hard and soft landscaping).	Hillfields Farm Park Wall Lane Lower Basildon Reading RG8 9PE	DEL	Approval
Ward: Basildon Applicant: Hillfields Farm Ltd						
25/02464/LBC Parish: Basildon Parish Council Ward: Basildon Applicant: Mr Ian James	12/12/2025	Rebecca Hawkes-Reynolds	This is an application to replace the existing windows with new slimline double galzed windows.	Pond Cottage Upper Basildon Reading RG8 8LU	DEL	Withdrawn
25/02434/HOUSE Parish: Basildon Parish Council	12/12/2025	Donna Toms	Section 73: Variation of Condition 2 - Approved Plans and 5 - Annex Use and removal of Condition 6 - Porch screening on the staircase, of planning permission reference 25/00058/HOUSE (Conversion of garage and a link extension to dwelling. Rear single storey extension).	Hurstmere Aldworth Road Upper Basildon Reading RG8 8NG	DEL	Approval
Ward: Basildon Applicant: Mrs Cockburn, Mr & Mrs Ferley						
25/02265/HOUSE Parish: Beech Hill Parish Council Ward: Burghfield & Mortimer Applicant: Mr & Mrs O & R Payne	11/12/2025	Donna Toms	Demolition of existing garden outbuilding with replacement garden outbuilding to be relocated on site	Roff Cottage Chapel Drive Beech Hill Reading RG7 2BH	DEL	Approval
25/02266/LBC Parish: Beech Hill Parish Council Ward: Burghfield & Mortimer Applicant: Mr & Mrs O & R Payne	11/12/2025	Donna Toms	Demolition of existing garden outbuilding with replacement garden outbuilding to be relocated on site	Roff Cottage Chapel Drive Beech Hill Reading RG7 2BH	DEL	Approval

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25/02211/COND Parish: Beedon Parish Council	08/12/2025	Harriet Allen	Approval of details reserved by Conditions (7) SuDS, (8) Tree Protection Scheme, (11) CEMP, (12) Hard Landscaping and (13) Soft Landscaping of planning permission 23/02864/FUL: Erection of agricultural workers dwelling with associated parking and garden space. Removal of plantation lodge.	The Lodge at Plantation Farmhouse Old Street Beedon Common Newbury RG20 8TU	DEL	Split Decision
Ward: Downlands Applicant: Mr T Gent						
25/02380/COND Parish: Beenham Parish Council	08/12/2025	Gemma Kirk	Application for approval of details reserved by condition 8 (Tree/Hedge Protection Plan) of approved 24/02808/FULMAJ	Land East Of and Approximately 200 Metres Along Pips Way Beenham Reading	DEL	Approval
Ward: Aldermaston Applicant: .						
25/02231/FULMAJ Parish: Beenham Parish Council Ward: Aldermaston Applicant: -	10/12/2025	Emma Nutchey	Section 73 Application to vary the wording of condition 19 (BREEAM) of approved 24/02808/FULMAJ	Land East Of and Approximately 200 Metres Along Pips Way Beenham Reading	DEL	Approval

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25/01777/FUL Parish: Boxford Parish Council	08/12/2025	Jake Brown	The temporary compound will house the following elements: Temporary access off a classified highway (C-road); 2 x double stacked site cabins providing office and welfare space; Water tank; Generator; Designated car parking area; Control of Substances Hazardous to Health (COSHH) storage area Diesel tank 2 x general waste skips. Store, Water Closet (WC), Topsoil storage area, Materials storage Area The compound will be installed on imported Type 1 stone laid over a geogrid/geotextile, following a ~300mm topsoil strip. These works are shown on the Site Block Plan (L693.01-JE-BOXFS1ZZ-100-DR-ZD-0012) which shows the general arrangement of the site.	Sewage Pumping Station Boxford Newbury	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Mr Chris Colloff						
25/02752/HOUSE Parish: Burghfield Parish Council	12/12/2025	Awaiting Allocation	We are having an internal load bearing wall removed and a steel beam to be installed to ensure the structural integrity. (We can provide the structure engineer drawings if needs be, along with the details of our builders who will carry out this work)	26 Burdock Close Burghfield Common Reading RG7 3YY		Submitted in Error
After that the Kitchen			will be re-fitted			
Ward: Burghfield & Mortimer Applicant: Mr Andrew Holt						
25/02403/LBC Parish: Chieveley Parish Council	11/12/2025	Rebecca Hawkes-Reynolds	Replacement of the pitched clay roof to the main house and single-storey extension, replacement of the eaves canopy covering, removal of a downpipe, repairs to lathe and plaster ceiling, replacement of gypsum and plasterboard ceiling with lath and plaster, and removal and making good of a lift.	Bussockwood Snelsmore Newbury RG14 3BT	DEL	Approval
Ward: Chieveley & Cold Ash Applicant: Palmer						

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25/02369/HOUSE Parish: Cold Ash Parish Council Ward: Chieveley & Cold Ash Applicant: Mr and Mrs T Chapman	10/12/2025	Elizabeth Moffat	Single storey rear extension and part conversion of existing garage to utility room.	18 Strouds Meadow Cold Ash Thatcham RG18 9PQ	DEL	Approval
25/02162/HOUSE Parish: Enborne Parish Council Ward: Hungerford & Kintbury Applicant: Mrs. Annelies Rygole	12/12/2025	Isabel Oettinger	New vehicle access	1 Wash Common Farm Cottages Enborne Street Newbury RG14 6RB	DEL	Approval
25/02366/COND Parish: Great Shefford Parish Council Ward: Downlands Applicant: Mr & Mrs D Murning	12/12/2025	Helen Robertson	Application for approval of details reserved by condition 3 (Materials), 6 (EA Permit), 7 (Drainage), 8 (Landscaping) of approved application 24/02716/HOUSE	Shefford House Newbury Road Great Shefford Hungerford RG17 7EF	DEL	Split Decision
25/02438/CERTP Parish: Hampstead Norreys Parish Council Ward: Ridgeway Applicant: Renier Pretorius	09/12/2025	Cheyanne Kirby	Construct a new access track from the existing track beside the pub to the Tree Tops (Highview). The works will involve scraping off the topsoil, laying and compacting a Type 1 crushed stone base, installing a Ritepave plastic mesh ground guard system, and infilling with Type 1 limestone to create a strong, stable, and porous surface. The track will be approximately 2.5 meters wide and 130 meters long, with no formal edging, blending into the surrounding ground. The construction is designed to be fully permeable, requiring no additional drainage. The track will terminate at the existing/proposed entrance gates, with no new means of enclosure.	Tree Tops Forge Hill Hampstead Norreys Thatcham RG18 0TE	DEL	Refusal

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25/00812/FULMAJ Parish: Hamstead Marshall Parish Council Ward: Hungerford & Kintbury Applicant: Mr Richard White	12/12/2025	Cheyenne Kirby	Demolition of existing fish hut and fish pools and construction of a new fish hut and fish pools to match existing in a new location.	Fishery Cottage Hamstead Marshall Newbury RG20 0JD	DEL	Approval
25/02336/HOUSE Parish: Holybrook Parish Council Ward: Tilehurst South & Holybrook Applicant: Mr Mihail Marandici	12/12/2025	Donna Toms	Single storey side extension and front porch.	27 Charlville Drive Calcot Reading RG31 7AU	DEL	Approval
25/01759/FUL Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Hungerford Service Centre	08/12/2025	Isabel Oettinger	Proposed new 3-bay workshop following demolition of existing workshop.	Unit 3 Everland Road Hungerford RG17 0DX	DEL	Approval
25/02387/COND Parish: Hungerford Town Council Ward: Hungerford & Kintbury Applicant: Mr Jim Smith	09/12/2025	Jake Brown	Approval of details reserved by Condition (3) Materials of planning permission 22/02720/FUL: Erection of one new dwelling with associated parking and relocated car parking for existing dwelling.	11 Sarum Way Hungerford RG17 0LJ	DEL	Refusal

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25/02463/COND Parish: Inkpen Parish Council	08/12/2025	Isabel Oettinger	Application for approval of details reserved by condition 5 'EPS licence', 7 'tree protection plan' and 8 'building recording' of approved application 25/00233/HOUSE: Demolition of existing rear extensions, garage and home office. New two storey rear extension and single storey side extension with new open porch. New garage with store over. New landscaping work.	Trapps Hill Cottage Trapps Hill Inkpen Hungerford RG17 9QN	DEL	Approval
Ward: Hungerford & Kintbury Applicant: Mr and Mrs Davies						
25/02360/HOUSE Parish: Inkpen Parish Council Ward: Hungerford & Kintbury Applicant: Mr and Ms Tonkin & Flynn	09/12/2025	Elizabeth Moffat	First floor rear extension	14 Great Common Inkpen Hungerford RG17 9QR	DEL	Approval
25/02134/FUL Parish: Lambourn Parish Council	12/12/2025	Lauren Hill	Section 73: Variation of Condition (18) BREEAM, of planning permission 24/00584/FUL: Demolition and replacement and conversion of existing buildings to provide a saddlery.	14 Oxford Street Lambourn Hungerford RG17 8XT	DEL	Approval
Ward: Lambourn Applicant: .						
25/02156/ADV Parish: Newbury Town Council	09/12/2025	Elizabeth Moffat	1) The replacement of 12 vinyl signs affixed to ground floor windows on Bartholomew Street with new designs and advertising information, 2) the replacement of 3 vinyl signs affixed to ground floor doors on Bartholomew Street with new designs and advertising information and 3) the replacement of the totem sign facing Oddfellows Road with new designs and advertising information.	Pearl House 12 Bartholomew Street Newbury RG14 5DQ	DEL	Approval
Ward: Newbury Central Applicant: Mr Tim Spencer						

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25/02011/HOUSE Parish: Newbury Town Council Ward: Newbury Greenham Applicant: Mr Wild	09/12/2025	Isabel Oettinger	Single storey side extension. Double storey rear extension. Reconfigure and refurb existing house.	4 Westlands Road Newbury RG14 7JY	DEL	Approval
25/02399/PACOU Parish: Newbury Town Council	11/12/2025	Cheyenne Kirby	Application to determine if prior approval is required for a proposed: Change of use from Class E to 9 flats (5 x 1 bedroom/ 1 person, 2 x 1 bedroom/ 2 person, 1 x 2 bedroom/ 3 person and 1 x 3 bedroom/ 4 person)	Cabletime 64 Greenham Road Newbury RG14 7HX	DEL	Approval
Ward: Newbury Greenham Applicant: Twentworth Ltd						
25/00458/HOUSE Parish: Pangbourne Parish Council Ward: Pangbourne Applicant: Mr and Mrs Hanna	08/12/2025	Donna Toms	Retrospective application for front wall (brick)	Broome House Green Lane Pangbourne Reading RG8 7BG	DEL	Approval

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25/02428/NONMAT Parish: Pangbourne Parish Council	12/12/2025	Michael Butler	Non-material amendment to planning permission 25/00885/FUL (Redevelopment of existing boatsheds and boat club facilities together with associated access, parking and landscaping). Amendment: the existing vehicular access at the site shall be stopped up for purposes other than construction and maintenance of the approved scheme, and abandoned immediately after the new access hereby approved has been brought into use. The existing ccess shall be abandoned once the development has been completed and the footway-cycleway and verge shall, at the same time as the stopping-up and abandonment, be reinstated to the satisfaction of the Local Planning Authority.	Thames Cottage 16 Shooters Hill Pangbourne Reading RG8 7DX	DEL	Approval
25/02072/CERTE Parish: Purley On Thames Parish Council	09/12/2025	Gemma Kirk	Children's home accommodating 2 children cared for by a maximum of three members of staff during the day and two staff members overnight (excluding at staff handovers)	20 Wintringham Way Purley On Thames Reading RG8 8BG	DEL	Approval
25/01857/COND Parish: Streatley Parish Council	10/12/2025	Catherine Ireland	Application for approval of details reserved by condition 3 (Materials/Statement/Schedule) of approved 25/01112/LBC.	West Streatley House High Street Streatley Reading RG8 9HY	DEL	Withdrawn

Ward: Pangbourne
Applicant: Pangbourne College Estate

Ward: Tilehurst & Purley
Applicant: Mr S Singh

Ward: Basildon
Applicant: Mr and Mrs Nick and Anita Marshall

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25/02838/5DAY Parish: Sulhamstead Parish Council Ward: Bradfield Applicant: Ross Stenning	09/12/2025	Jon Thomas	T404 - Willow: Retrospective pollard to 1m due to extensive decay	Tyle Mill Sulhamstead Reading RG7 4BS		No Objection Raised
25/02848/5DAY Parish: Thatcham Town Council Ward: Thatcham Colthrop & Crookham Applicant: Michael Olivier	11/12/2025	Jon Thomas	Removal of dead Ash tree within group G2	6 Wellingtonia Drive Crookham Common Thatcham RG19 8DQ		No Objection Raised
25/02297/HOUSE Parish: Thatcham Town Council Ward: Thatcham Central Applicant: Michael Warren	08/12/2025	Lewis Richards	Erection of part single-storey and part 2-storey side and rear extension with rooflights following demolition of the existing garage and conservatory.	10 Longcroft Road Thatcham RG19 4QT	DEL	Withdrawn
25/02607/COND Parish: Theale Parish Council Ward: Theale Applicant: Miss Emma Runesson	12/12/2025	Emma Nutchey	Application for approval of details reserved by condition 11 (Contamination plots 154-159) of approved 25/01401/OUTMAJ. Cover System Validation (ref: IN21691 CL 036; dated November 2025)	Lakeside The Green Theale Reading	DEL	Withdrawn

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25/02324/LBC Parish: Tilehurst Parish Council	08/12/2025	Rebecca Hawkes-Reynolds	Section 19: Variation of Condition 2 (Approved Plans) of planning permission 24/00386/LBC (Section 19: Variation of Condition 4 (Windows/Doors) of previously approved application 21/03218/LBC2: Convert the redundant former Pincents Manor Hotel (Use Class C1) into 50 extra care (Use class C2) apartments for the elderly with associated extensive communal facilities and landscaping. Works include demolition of the existing non-listed conference facility, hotel annexe and outbuildings).	Pincents Manor Hotel Pincents Lane Tilehurst Reading RG31 4UQ	DEL	Approval
Ward: Tilehurst Birch Copse Applicant: Mr Julian Shaffer						
25/02125/HOUSE Parish: Tilehurst Parish Council	11/12/2025	Lewis Richards	Part two-storey part single storey rear extension, first floor side extension, front porch extension and associated internal alterations.	62 Longworth Avenue Tilehurst Reading RG31 5JY	DEL	Refusal
Ward: Tilehurst Birch Copse Applicant: E Palamoni						
25/02417/HOUSE Parish: Tilehurst Parish Council Ward: Tilehurst & Purley Applicant: Mrs Noone	12/12/2025	Donna Toms	Proposed Single-Storey Rear Extension Following the Demolition of Existing Conservatory.	193 Fairford Road Tilehurst Reading RG31 6QT	DEL	Approval