

Note for Members

Under the terms of the delegation agreement, Members are reminded that if that if they wish any applications to be referred to the Area Planning Committee they should obtain the agreement of the Chairman and complete the pro forma document which should be forwarded to the Head of Development and Planning or emailed to planapps@westberks.gov.uk, marked Committee Call In. Proposals which fall outside the categories appropriate for delegation will automatically be reported to Committee along with any applications where the relevant number of objections are received. Members are also reminded that applications suffixed PAD56, PASSHE, PACOU, DEMO, AGRIC, PIP, LDO, TPW, TPC, OOD or CERTP require any comments to be submitted to the Case Officer within 7 days and cannot be called to Committee either because there are statutory limits on the determination period or they are matters of fact and law only.

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Aldermaston Parish	25/00396/FUL	Young Estates & Land Limited	Youngs Industrial Estate Paices Hill Aldermaston Reading RG7 4PW	Retrospective planning application for a temporary residential lodge (Use Class C3)	Gemma Kirk 01635 519495	13/05/2025
Basildon Parish Council	25/00267/HOUSE	Mr Eamon Francis	1 Morrison Close Upper Basildon Reading RG8 8LL	Retrospective: To Erect a Wooden Car Port above car parking space, to the side of the property	Donna Toms 01635 519439	08/05/2025
Basildon Parish Council	25/00493/CERTP	Mr Richard Greenford	9 Emery Acres Upper Basildon Reading RG8 8NY	The proposed works are to convert an existing single garage built integral within the existing build of 9 Emery Acres to become an enlarged kitchen adjoining the existing kitchen.	Lesley Humphries 01635 503024	15/05/2025
Boxford Parish Council	25/00549/HOUSE	Executor To Will Of Mr E M Gent	The Pines Wickham Heath Newbury RG20 8PE	Taking down of two existing delapidated garage buildings and erection of two new steel framed garage buildings	Helen Robertson 01635 519524	06/05/2025
Bucklebury Parish Council	25/00577/HOUSE	Mr Oleg Soloshchanskiy	Byrons Chase Carbinswood Lane Woolhampton Reading RG7 5TS	Extension to outbuilding. The existing outbuilding is GYM and swimming pool with small sauna area. The proposed extension will be accommodating new enlarged area for sauna and SPA.	Donna Toms 01635 519439	15/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Bucklebury Parish Council	25/00590/LBC	RAW Planning Ltd (on Behalf Of Gascoyne Property Partnership)	Bucklebury House Bucklebury Reading RG7 6RR	Construction of an Outdoor Swimming Pool, Pool House and Associated Works.	Lewis Richards 01635 519916	09/05/2025
Bucklebury Parish Council	25/00587/HOUSE	RAW Planning Ltd (on Behalf Of Gascoyne Property Partnership)	Bucklebury House Bucklebury Reading RG7 6RR	Construction of an Outdoor Swimming Pool, Pool House and Associated Works.	Lewis Richards 01635 519916	09/05/2025
Burghfield Parish Council	25/00479/MDOPO	Croudace Homes Ltd	Land North Of Dauntless Road and South Of Pondhouse Farm Clayhill Road Burghfield Common	Modification of planning obligation of planning permission 18/02485/OUTMAJ	Michael Butler 01635 519499	09/05/2025
Chieveley Parish Council	25/00534/FUL	Mrs Louise Houghton	Thambury Gate Curridge Green Riding School Curridge Green Curridge	Retrospective: Change of use from riding school to dwelling.	Lauren Hill 07955264733	07/05/2025
Chieveley Parish Council	25/00588/HOUSE	Mr and Mrs Blackford	Meadowview Chapel Lane Curridge Thatcham RG18 9DX	Construction of a new Basement area below the front Driveway, including the Garage. Minor Front extension to incorporate a staircase from Ground to basement level. Minor 1st Floor Extension above the staircase at Ground floor.	Harriet Allen 01635 519496	12/05/2025
Chieveley Parish Council	25/00517/TPC	Adrian George Chichester	The Mount Graces Lane Chieveley Newbury RG20 8XG	3x Lime Trees: Routine pollarding	Ed Jennings 07585882685	23/04/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Chieveley Parish Council	25/00477/CERTP	Mr Neal Courtney	Chieveley Recreational Hall High Street Chieveley Newbury RG20 8TE	The works will require removal of topsoil, laying of a hardcore foundation with an environmentally friendly green plastic honeycomb matrix laid on this of that will allow grass to grow through the matrix holes. Once mature (2 months from works) it will be largely blended into the existing recreation grounds area	Harriet Allen 01635 519496	07/05/2025
Cold Ash Parish Council	25/00444/HOUSE	Matthew and Robyn Hurn	Westrop Farm House Westrop Farm The Ridge Cold Ash Thatcham	Proposed single storey extension, new front porch, amendments to external treatment and fenestration	Helen Robertson 01635 519524	09/05/2025
Enborne Parish Council	25/00543/HOUSE	Mr and Mrs Forbes-George	Deer View House Enborne Street Enborne Newbury RG20 0JP	New timber framed detached garage	Elizabeth Moffat 01635 519336	12/05/2025
Fawley Parish Meeting	25/00406/CERTE	Heros Charity	North Farm Stud North Farm North Fawley Wantage OX12 9NJ	Material operations pursuant to, and consistent with, development granted under Planning Permission 21/02713/FULD.	Cheyenne Kirby 01635 519489	07/05/2025
Holybrook Parish Council	25/00578/TPW	Jemma Wilson	Land Adjacent To 22 Bucknell Close Calcot Reading RG31 7ZT	G1- 3x Ash: Prune the trees to achieve a clearance of approx. 3m from property by removing branches approx. 3m in length from branch tip to suitable growth points. Branches up to 6m from ground level house side are to be pruned back to secondary or main stem as no suitable growth points available.	Jon Thomas 01635 519611	06/05/2025
Holybrook Parish Council	25/00547/HOUSE	Mr and Mrs Combellack	10 Knollmead Calcot Reading RG31 7DQ	Part conversion of existing garage and new porch	Donna Toms 01635 519439	06/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Hungerford Town Council	25/00524/HOUSE	Dr David Pihlens and Mrs A Pihlens	Bridge House 131 High Street Hungerford RG17 0DL	Introduction of a replacement glazed link between the main building and rear annexe.	Helen Robertson 01635 519524	12/05/2025
Hungerford Town Council	25/00489/FUL	Mrs C Tucker	10 - 11 Bridge Street Hungerford RG17 0EH	Change of use from A1 Retail to C3 Dwelling of ground floor	Cheyanne Kirby 01635 519489	08/05/2025
Hungerford Town Council	25/00525/LBC	Dr David Pihlens and Mrs A Pihlens	Bridge House 131 High Street Hungerford RG17 0DL	Introduction of a replacement glazed link between the main building and rear annexe.	Helen Robertson 01635 519524	12/05/2025
Kintbury Parish Council	25/00521/CLASSR	Sir Richard Sutton Limited	Land at Clapton Farm Clapton Kintbury Hungerford	Application to determine if prior approval is required for a proposed change of use under 150 Sq Mts: Change of use of an agricultural building to a flexible commercial use for E(g)(i) Offices to carry out any operational or administrative functions	Harriet Allen 01635 519496	12/05/2025
Kintbury Parish Council	25/00513/HOUSE	Mr Rowan Simmonds	3 Forge Close Kintbury Hungerford RG17 9XX	The erection of single storey rear extensions (removing the existing Conservatory), a porch extension, the insertion of two rooflights into the front roof slope and one new window to the north façade.	Helen Robertson 01635 519524	12/05/2025
Lambourn Parish Council	25/00370/FUL	CVS (UK) Ltd, C/O G R Planning Consultancy Ltd	Valley Equine Hospital Upper Lambourn Road Lambourn Hungerford RG17 8QG	New car parking spaces and horse manege	Cheyanne Kirby 01635 519489	08/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Lambourn Parish Council	25/00550/PDNOT	Thames Water	Street Record Eastbury Hungerford	Notification Under Schedule 2 Part 13 Class B of The Town And Country Planning Order 2015 To Utilise Permitted Development Rights. Installation of sewerage control kiosk at Land Adjacent to Cleeve Cottage, Eastbury, RG17 7JQ.	Harriet Allen 01635 519496	08/05/2025
Newbury Town Council	25/00572/FUL	Mr M Erturk	1 Bartholomew Street Newbury RG14 5LL	Installation of extract fan system to rear elevation	Harriet Allen 01635 519496	14/05/2025
Newbury Town Council	25/00350/FUL	APEX INTERNATIONAL PROPERTY SOLUTIONS LIMITED	41 Cheap Street Newbury RG14 5BX	Alterations to the ground floor retail space (Use Class E) and conversion of part of the ground floor and first floor into a 6 bed HMO (Use Class C3) with associated works	Lauren Hill 07955264733	02/05/2025
Newbury Town Council	25/00488/TPC	Ralph Davis	Greenham Mill Mill Lane Newbury RG14 5QW	2x Cherry trees - 2m crown reduction. Existing height is 11m and proposed final finished height 9m. Location; in the first car park on the left next to Greenham Mill weir.	Ed Jennings 07585882685	29/04/2025
Newbury Town Council	25/00602/TPW	Daniel French	19 Croft Lane Newbury RG14 1RR	T15 - Lime: Pollard the tree trimming the branches back to the trunk. Branch length is 2m horizontally and extend 3m vertically.	Ed Jennings 07585882685	12/05/2025
Newbury Town Council	25/00584/TPW	Campbell Smith	2 Fermoy Gardens Newbury RG14 6EN	T1 - Cedar: Crown lift to provide 2.5m clearance from ground level. No major limbs to be removed only secondary growth. Also, remove major deadwood and tidy snapped and hanging branches to make area safe	Ed Jennings 07585882685	12/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/00522/FUL	Four Acres Investments	1 and 3 Kennet Road Newbury RG14 5JA	S73: Variation of condition 2 'approved plans' of previously approved application 20/02372/FUL: Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens.	Isabel Oettinger 01635 519683	08/05/2025
Newbury Town Council	25/00386/HOUSE	Mr Ciprian Grecu	3 Moreton Mews Andover Road Newbury RG14 6BT	Conversion of existing integral garage into accommodation. Removal of existing garage door and replacement with window in the same PVC colour.	Elizabeth Moffat 01635 519336	12/05/2025
Newbury Town Council	25/00596/HOUSE	Mr Christopher Eades	9 Friars Road Newbury RG14 7QU	Proposed demolition of side conservatory and garage to create new 2 storey side extension and single storey rear extension with new porch and side dormer window. New timber clad front gable and rendered front elevation.	Elizabeth Moffat 01635 519336	12/05/2025
Newbury Town Council	25/00535/HOUSE	Mr and Mrs Hutcheson	34 Bunkers Hill Newbury RG14 6TF	Amendments to garage roof, new porch and internal alterations.	Elizabeth Moffat 01635 519336	02/05/2025
Newbury Town Council	25/00156/HOUSE	Mrs Sophie Lightowlers	35 Valley Road Newbury RG14 6ET	Two storey rear and side extension.	Elizabeth Moffat 01635 519336	14/05/2025
Newbury Town Council	25/00542/HOUSE	Trina Schofield	22 Battle Road Newbury RG14 6QU	Erection of a two storey side and rear extensions following the removal of existing single storey rear extension.	Elizabeth Moffat 01635 519336	05/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/00351/LBC	APEX INTERNATIONAL PROPERTY SOLUTIONS LIMITED	41 Cheap Street Newbury RG14 5BX	Alterations to the ground floor retail space (Use Class E) and conversion of part of the ground floor and first floor into a 6 bed HMO (Use Class C3) with associated works	Lauren Hill 07955264733	02/05/2025
Newbury Town Council	25/00546/HOUSE	Mr Andy Lai	1 Abbots Road Newbury RG14 7QW	A partial Garage conversion to an existing garage to create a utility room and downstairs toilet, with the remaining uninsulated garage space to be used as storage for bikes etc.	Elizabeth Moffat 01635 519336	08/05/2025
Newbury Town Council	25/00537/HOUSE	Mr J Hunt	14 Battle Road Newbury RG14 6QU	Proposed two-storey side and rear extension with associated alterations	Elizabeth Moffat 01635 519336	02/05/2025
Pangbourne Parish	25/00480/HOUSE	Mr Jonathan Skull	17 Thames Avenue Pangbourne Reading RG8 7BY	Demolition of existing rear conservatory and construction of single storey, wrap around extension	Donna Toms 01635 519439	06/05/2025
Pangbourne Parish	25/00576/ADV	CO OP	6 - 7 The Square Pangbourne Reading RG8 7AG	Digital display screen positioned inside the store advertising deals, Produce ect.	Catherine Ireland 01635 519391	07/05/2025
Purley On Thames Parish	25/00548/HOUSE	Mr and Mrs Robinson	47 Apple Close Tilehurst Reading RG31 6UR	Single Storey Rear Extension	Catherine Ireland 01635 519391	12/05/2025
Purley On Thames Parish	25/00523/TPW	John Rixon	39 Goodliffe Gardens Tilehurst Reading RG31 6FZ	Oak: reduce the crown by 3 meters, especially as a crown lift and also regarding branches that are now reaching to the property	Jon Thomas 01635 519611	08/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Purley On Thames Parish	25/00566/TPW	Dermot Darcy	Purley Park Trust Huckleberry Close Purley On Thames Reading RG8 8HU	<p>881- Beech: Tip prune back from building to give up to 2 metres clearance of building structure 853- Lime: Remove major dead wood 854 - Group of sycamore: by Watson. Tip prune back from building to give up to 2 metres clearance of building structure 908- Alder: fell dead tree 906,907- Ash: Fell to near ground level, Stack cord at base</p> <p>888 - Yew: by Elizabeth. Tip prune back from building to give up to 1 metre clearance of building structure 894- Sycamore: by Parry. Tip prune back from building to give up to 2 metres clearance of building structure 885- Yew: by Parry. Tip prune back from building to give up to 1 metre clearance of building structure Club House 883- Yew: Tip prune back from building to give up to 1 metre clearance of building structure Slade 882- Front Yew: Tip prune back from building to give up to 1 metre clearance of building structure Duncan Laural (not covered by TPO): Tip prune back from building to give up to 2 metre clearance of building structure Top car park 3 Elms: Fell to near ground level (too young for TP) 858- Elm: (dead top) Fell to near ground level 867- Yew: (by skip) Lift branch over skip to give 4 metres clearance from ground level Acorn 855- Beech: Tip prune back from building to give up to 1 metre clearance of building structure</p> <p>854- Sycamore: Tip prune back from building to give up to 1 metre clearance of building structure</p>	Jon Thomas 01635 519611	05/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Speen Parish Council	25/00501/HOUSE	Mr and Mrs E Austin	96 Benham Park Marsh Benham Newbury RG20 8LX	Erection of garden annex, ancillary to dwelling following the demolition of an existing outbuilding	Harriet Allen 01635 519496	07/05/2025
Stratfield Mortimer Parish	25/00514/MDOPO	T A Fisher and Sons	Land South Of Tower Gardens The Street Mortimer Common Reading	Application of Modify Planning Obligation of planning permission 17/03004/OUTMAJ. This application is submitted to modify the Planning Obligation associated with the aforementioned application, and specifically which it relates to Clause 6 within the First Schedule of the document under the Public Open Space section	Michael Butler 01635 519499	11/05/2025
Stratfield Mortimer Parish	25/00571/CERTP	Mr and Mrs Yeardeley	55 Groves Lea Mortimer Reading RG7 3SS	Single storey rear extension; Changes to ground floor fenestration on side elevations; New patio less than 300mm high.	Lesley Humphries 01635 503024	08/05/2025
Sulhamstead Parish	25/00551/CERTP	Mr and Mrs May	32 Hollybush Lane Burghfield Common Reading RG7 3JR	An extension to the rear of an existing dwelling which sits within the permitted development parameters.	Lewis Richards 01635 519916	06/05/2025
Thatcham Town Council	25/00519/FUL	Mr Mark Haines	10 Westfield Crescent Thatcham RG18 3EH	The sub-division of the plot to form a new self-build dwelling, together with extensions and alterations to the existing dwelling	Lewis Richards 01635 519916	08/05/2025
Tidmarsh Parish Council	25/00557/HOUSE	Mr Jason and Mrs Nicola Alexander	Maidenhatch Lodge Maidenhatch Pangbourne Reading RG8 8HH	Single storey side/rear extension	Gemma Kirk 01635 519495	07/05/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Tilehurst Parish Council	25/00481/HOUSE	Mrs Paula Stacey	172 Long Lane Tilehurst Reading RG31 6YW	Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application 24/00337/HOUSE - Construction of new two-bay timber frame carport structure to front driveway area.	Lesley Humphries 01635 503024	09/05/2025
Tilehurst Parish Council	25/00504/HOUSE	Mr and Mrs Frankum	18 Vicarage Wood Way Tilehurst Reading RG31 6ZX	Retrospective single storey rear extension	Gemma Kirk 01635 519495	13/05/2025
Tilehurst Parish Council	25/00558/HOUSE	Luke Stevens	143 Warborough Avenue Tilehurst Reading RG31 5LG	Extend existing drop kerb	Donna Toms 01635 519439	05/05/2025
Tilehurst Parish Council	25/00538/HOUSE	Mr and Mrs Ward	167 Halls Road Tilehurst Reading RG30 4PT	Alterations to provide two ground floor front windows, alterations to roof to provide overhang to enclose porch, new chimney and alterations from flat roof to pitch at the rear. (Retrospective)	Lesley Humphries 01635 503024	02/05/2025
Tilehurst Parish Council	25/00539/HOUSE	Mr and Mrs Ben Mitchell	38 Longworth Avenue Tilehurst Reading RG31 5JY	Proposed single storey front and rear extensions	Lewis Richards 01635 519916	09/05/2025
Wokefield Parish Council	25/00505/FUL	Mr Richard Crampton	4 Sawyers Ley Wokefield Reading RG7 3AQ	Erection of a bungalow following the demolition of 2no. outbuildings.	Gemma Kirk 01635 519495	13/05/2025