

Weekly List of Planning Applications - published: 17 November**Members' End Date: 17 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
Brimpton Parish Council	25/02541/OOD	Mr S Fada	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land Off Hockford Lane	Out of District Planning Consultation BDBC: Ref 25/01735/RET - Timber five-bar gate and area of hardstanding for access to agricultural land (retrospective) and erection of a wire stock fence 2m high with timber posts.	Lewis Richards 01635 519916	25/11/2025
Bucklebury Parish Council	25/02574/HOUSE	Mr & Mrs Strang	Ladywood Long Grove Upper Bucklebury Reading RG7 6QS	Two storey side extension, single storey rear extension, porch to the front, veranda, addition of windows and solar panels.	Lewis Richards 01635 519916	08/01/2026
Burghfield Parish Council	25/02573/TPW	Mr Keith Evans	Pingewood House Pingewood Reading RG30 3UJ	201/21/0170 - T4 - OAK - The tree needs to be felled or at least removed to a safe height (monolith). The tree needs to be removed immediately due to heavy decay and evidence of honey and bracket fungus at the base of the tree. The tree has recently shed several limbs and will continue to do so, as it is in decline due to the scaffold defect. As a result, this tree presents an immediate danger to people and property and needs to be dealt with asap.	Jon Thomas 01635 519611	02/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Chieveley Parish Council	25/02267/FUL	Mr and Mrs Burgess	Switchautos Land Adjacent Orchard Barn Oxford Road Chieveley Newbury	Part retrospective change of use of lean-to and existing external hardstanding area from agricultural to vehicle sales (sui generis) use; the removal of two storage containers and a wooden structure; the relocation of a storage container; and the siting of a mobile office structure.	Harriet Allen 01635 519496	01/01/2026
Cold Ash Parish Council	25/02605/HOUSE	Mr and Mrs L Shafer	Ashmore Green Farm Stoney Lane Ashmore Green Thatcham RG18 9HD	Proposed two-storey rear extension following demolition of existing utility room, with associated internal alterations	Helen Robertson 01635 519524	08/01/2026
Enborne Parish Council	25/02580/COND	Mr Lance Hamblin	Mount Pleasant Farm Enborne Newbury RG14 6RN	Application for approval of details reserved by conditions 7 (Arboricultural Method Statement) 8 (SuDs) 9 (EV Charging) 11 (Hard landscaping) 12 (Soft landscaping) 14 (Invasive species) 15 (Lighting) 16 (HMMP) 17 (Woodland Management Plan) and 20 (Foul Waste) of approved 24/01999/FUL. All details for conditions included in documents attached	Cheyenne Kirby 01635 519489	05/01/2026
Frilsham Parish Council	25/02171/COND	Mr & Mrs Woods	Atrium Frilsham Thatcham RG18 9XH	Application for approval of details reserved by condition 13 (SuDs pre commencement) of approved 23/02569/FUL Report carried out by applicant showing the current soakaway is in working condition. This has been shown to Lewis Richards who is the case officer and the councils drainage engineer who have confirmed they are happy.	Harriet Allen 01635 519496	07/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Greenham Parish Council	25/02557/COND	David Wilson Homes Southern	History 2 Newbury Racecourse Racecourse Road Newbury	Approval of details reserved by Condition (6) Surface Water Drainage of planning permission 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.	Jake Brown 01635 519447	05/01/2026
Hermitage Parish Council	25/02587/HOUSE	Mr and Mrs Barr	9 Kiln Close Hermitage Thatcham RG18 9TQ	Demolition of existing conservatory and erection of a new single-storey extension.	Lewis Richards 01635 519916	06/01/2026
Hungerford Town Council	25/02567/CERTP	Mr. & Mrs. M Mills	Sanham House Sanham Green Hungerford RG17 0RS	Creation of new vehicular access point, and associated driveway.	Elizabeth Moffat 01635 519336	07/01/2026
Hungerford Town Council	25/02606/TPC	Mrs Lynda Franklin	25A Charnham Street Hungerford RG17 0EJ	T1 - Silver Birch - Fell	Ed Jennings 07585882685	24/12/2025
Inkpen Parish Council	25/02565/HOUSE	Mr & Mrs Hedges-Palmer	Orchard Cottage Craven Road Inkpen Hungerford RG17 9DZ	Demolition of existing conservatory. Proposed extension over two floors with associated internal alterations, new porch and pergola.	Harriet Allen 01635 519496	06/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Kintbury Parish Council	25/02581/TPC	Mr Stephen Quail	2 Mill Bank Kintbury Hungerford RG17 9UW	Crown reduction of beech bordering road Mill Bank (labelled #1 on diagram), reduce by 1-2 metres to previous pruning points (2019 application), total height reduce from 10m to 8m. Other trees not affected.	Ed Jennings 07585882685	22/12/2025
Kintbury Parish Council	25/02023/CERTP	Ms Kathryn Duncan	37 Burtons Hill Kintbury Hungerford RG17 9XJ	Add flue for log burning stove on side of house, existing side wall and angled to go vertically above the roof line by legal measurement.	Elizabeth Moffat 01635 519336	08/01/2026
Lambourn Parish Council	25/02576/CERTP	Mr & Mrs Nolan	Highlands Greenways Lambourn Hungerford RG17 7LD	Creation of hard standing for temporary structure to be used as annex to the main dwelling.	Elizabeth Moffat 01635 519336	05/01/2026
Lambourn Parish Council	25/02537/LBC	Mr. & Mrs. W Blackwell	Pigeon House Eastbury Hungerford RG17 7JQ	Partial demolition, and erection of rear extension to existing house. Internal and external alterations to existing house.	Harriet Allen 01635 519496	07/01/2026
Lambourn Parish Council	25/02536/HOUSE	Mr. & Mrs. W Blackwell	Pigeon House Eastbury Hungerford RG17 7JQ	Partial demolition, and erection of rear extension to existing house. Internal and external alterations to existing house.	Harriet Allen 01635 519496	07/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/02600/TPW	Mr David Poston	74B Andover Road Newbury RG14 6JR	T1 - Acacia - Crown Reduction - Due to rot pockets located in the main union, I recommend that the whole tree to be reduced by not more than 2.5 meters to keep its amenity value. By reducing the height and spread of the tree by up to 2.5 meters with an approx. FFH of 16m, ensuring that we do not remove more than 30% of the foliage of any given branch and that all cuts are cut back to growth points which are no smaller than a third of the diameter of the pruning cut. The reductions cuts will not be greater than 50mm. We will also remove major deadwood throughout the whole crown area (Deadwood >25mm in diameter) T2 - Acacia - Crown Reduction - Reducing the height and spread of the tree by up to 2.5 meters, with an approx. FFH of 16m, ensuring that we do not remove more than 30% of the foliage of any given branch and that all cuts are cut back to growth points which are no smaller than a third of the diameter of the pruning cut. The reductions cuts will not be greater than 50mm. We will also remove major deadwood throughout the whole crown area (Deadwood >25mm in diameter). Crown lift to give 3 meter clearance from the house.	Ed Jennings 07585882685	06/01/2026
Newbury Town Council	25/02569/HOUSE	Mr and Mrs Stacey	19 Battery End Newbury RG14 6NX	Section 73 application to vary condition 2 (Approved Plans) and removal of conditions 4 (Obscure glazing) 5 (Balcony) and 6 (PD Restrictions windows) of approved 25/01020/HOUSE	Harriet Allen 01635 519496	02/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Newbury Town Council	25/02554/NONMAT	Mr Andy Williamson	16 Cary Close Newbury RG14 6QT	Non material amendment to approved 23/00755/HOUSE. Amendment - Install white UPVC double glazed window to left of garage roller shutter door to front elevation for new utility room. Install white UPVC double glazed window to right of service to rear elevation for new en-suite shower room.	Isabel Oettinger 01635 519683	11/12/2025
Newbury Town Council	25/02599/CONS	Associated British Ports	Solent Gateway 2	Project Number: TR0310002: A new marine facility consisting of a two-berth jetty for the handling of automotive roll on- roll off (Ro-Ro) cargo and dredged pocket to enable vessels to be suitably accommodated; Landside terminal space; A new terminal access road from the new facility to the A326 and possible modifications to the existing rail facilities at SGL; Environmental enhancements, including new habitat, habitat enhancement and landscape improvements (on and off-site); and New and improved public recreation provision and improved public access between the settlements of Hythe and Marchwood.	Michael Butler 01635 519499	13/11/2025
Pangbourne Parish	25/02550/HOUSE	Mr & Mrs White	8 Croft Drive Pangbourne Reading RG8 8AN	2 storey side extension, minor changes to existing windows and porch roof and new gates to driveway	Lewis Richards 01635 519916	08/01/2026
Purley On Thames Parish	25/02592/TPW	James John	Bowling Green Farmhouse Trenthams Close Purley On Thames Reading RG8 8EZ	The tree surgeon has said to crown-raise T3 (Yew) & T4 (Yew) to 3-5 metres, depending on suitable growth points to provide sufficient clearance from vehicles.	Jon Thomas 01635 519611	06/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Speen Parish Council	25/02545/RESMAJ	David Wilson Homes (Southern)	Covered Reservoir Bath Road Speen Newbury	Section 73 Application for variation of condition 2-approved plans, of previous application 22/01235/RESMAJ: Application for Approval of Reserved Matters following Outline Approval 23/00397/OUTMAJ - Section 73 - Application for Removal or Variation of a Condition following Outline Approval 17/02092/OUTMAJ - (Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land]	Cheyenne Kirby 01635 519489	09/02/2026
Thatcham Town Council	25/02634/TELE28	BT	Street Record Marsh Road Thatcham	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 10M Light Wooden Pole near 40 Marsh Road, Thatcham, RG18 4QR.	Bob Dray 01635 519239	11/12/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Thatcham Town Council	25/02633/TELE28	BT	Street Record Dunstan Road Thatcham	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 10M Light Wooden Pole near 1 Dunstan Road, Thatcham, RG18 4QS.	Bob Dray 01635 519239	11/12/2025
Thatcham Town Council	25/02635/TELE28	BT	Street Record Mount Road Thatcham	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 10M Light Wooden Pole near 8 Mount Road, Thatcham, RG18 4LA.	Bob Dray 01635 519239	11/12/2025
Theale Parish Council	25/02607/COND	Miss Emma Runesson	Lakeside The Green Theale Reading	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)	Emma Nutchey 01635 519344	07/01/2026

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Tilehurst Parish Council	25/02585/TPW	Peter East	9 Lovatt Close Tilehurst Reading RG31 5HG	T.1 Oak (M) and T.2 Oak (M C)- Re pollard at previous pollard knuckles, leaving 25-50mm stubs to aid regrowth. Reasons for the proposed works are listed and numbered below 1. The proposed works will help to prevent future conflict with the building. 2. The trees have been pollarded historically and therefore the works should be allowed again for good management purposes. Otherwise the regrowth could start to fail. 3. The pruning will improve the relationship between the tree and its location. 4. The target area should be the tree or a portion of it; if it fails, the property, driveway and main road. Any failure has the potential to lead to significant damage to property and/or serious injuries. Summary - The proposed works will make significant difference to Clients use and enjoyment of their garden and will help to prevent future conflicts between the trees and the property. The reasons 1.-4. are all credible reasons, to justify the works, in their own right and all far outweigh any loss of any visual amenity.	Jon Thomas 01635 519611	05/01/2026
Tilehurst Parish Council	25/02440/HOUSE	Mr and Mrs Hamilton	265 Overdown Road Tilehurst Reading RG31 6NX	A House Holders planning application for a garage conversion and single storey rear extension including pitched roof and 'Velux' style roof lights.	Lewis Richards 01635 519916	09/01/2026
Welford Parish Council	25/02517/FUL	Mr C Smith	Echo Barn Elton Farm Weston Newbury RG20 8JG	Application under section 73-A, for Retrospective Planning Consent, for domestic garden landscaping works and means of enclosure, including the minor extension of the residential curtilage.	Harriet Allen 01635 519496	29/12/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Wokefield Parish Council	25/02528/OOD	University Of Reading	Out Of District Wokingham Borough Council Hall Farm Church Lane Arborfield	Out of District Planning Consultation: Wokingham Borough Council: Ref 252498 - Hybrid planning application (part in full, part in outline) comprising outline application for: up to 2,800 residential units to include up to 100 custom and selfbuild plots; 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m2 of Class E (Commercial, Business and Service, to include a food store of around 2,500m2), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m2 of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m2 of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomews Church for use as cemetery. All matters reserved other than access Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, The demolition of 3 existing dwellings, and the retention of specified buildings at Hall Farm as specified by the applications drawings.	Michael Butler 01635 519499	24/11/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Wokefield Parish Council	25/02407/FUL	Mrs Dee Gunter	Huntsman Cottage Goring Lane Mortimer Reading RG7 3BA	Demolition and rebuilding of old kennel building as a like for like to match previously approved conversion 19/02215/FULD	Sian Cutts 01635 519344	05/01/2026
Yattendon Parish Council	25/02588/TPW	Mr James Higgins	Everington Bungalow Everington Hill Yattendon Thatcham RG18 0UD	The tree I am applying for permission to remove is an English Walnut located in the rear garden of Everington bungalow TPO 201/21/0841-T1-WAL. The tree has been showing signs of decay since last year, This year coming into leaf very late. There is epicormic growth throughout the centre of the crown as well as a high presence of deadwood throughout the crown. There are fungal fruiting bodies on 2 of the major limbs as shown in the images attached to this application. There is a codominant stem which has signs of rot and black liquid pouring from it as well as rotting roots at the base of the tree. This tree is incredibly close to the property and poses a significant threat if it were to fall over or have a limb failure, I have considered the possibility of a reduction or a pollard but in the trees current condition I do not feel this would make the tree safe. Once the tree has been removed it will be replaced by two Native ornamental trees (Prunus) More suited to this small garden and that will be cared for by an arborist.	Ed Jennings 07585882685	05/01/2026