

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
Aldermaston Parish	25/02392/COND	-	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading	Approval of details reserved by Conditions (7) Contaminated Land, (10) CMS, (13) Travel Plan, (21) LEMP, (22) CEMP, (23) Time Limit Before Further Surveys, (27) Vehicle Parking and (28) Cycle Storage of 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.	Emma Nutchey 01635 519344	11/12/2025
Aldermaston Parish	25/02391/COND	-	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading	Approval of details reserved by Condition (29) Drainage of 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.	Emma Nutchey 01635 519344	11/12/2025

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Aldermaston Parish	25/02423/COND	-	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading	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.	Emma Nutchey 01635 519344	15/12/2025
Aldermaston Parish	25/02393/COND	-	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading	Application for approval of details reserved by conditions 6 (Non-Licensed Method Statement - GCN) 7 (Invasive non-native species) and 11 (Arboricultural supervision condition) of approved 24/01959/RESMAJ.	Emma Nutchey 01635 519344	10/12/2025
Beech Hill Parish Council	25/02265/HOUSE	Mr & Mrs O & R Payne	Roff Cottage Chapel Drive Beech Hill Reading RG7 2BH	Demolition of existing garden outbuilding with replacement garden outbuilding to be relocated on site	Donna Toms 01635 519439	12/12/2025
Beech Hill Parish Council	25/02266/LBC	Mr & Mrs O & R Payne	Roff Cottage Chapel Drive Beech Hill Reading RG7 2BH	Demolition of existing garden outbuilding with replacement garden outbuilding to be relocated on site	Donna Toms 01635 519439	12/12/2025
Brightwalton Parish	25/02409/HOUSE	Mr Neil Monger	Bagatelle Southend Brightwalton Newbury RG20 7BE	Conversion of single storey bungalow to chalet bungalow with rooms in roof.	Helen Robertson 01635 519524	17/12/2025

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Brightwalton Parish	25/02443/TPC	Mrs Miranda Arkell	Manor Farm House Brightwalton Newbury RG20 7BT	8 Lime Trees situated well within property boundary but within 15m of highway. During Storm Amy on 4/10/25 Tree No. 3 (identified on location plan) failed. We now wish to reduce height of remaining 7 Lime trees to historic pollard point as they are displaying clear signs of internal decay at this height and vulnerable to failure in the future. Current height of trees is approximately 18m and historic pollard point to which they will be reduced is approximately 12m. Basal growth will remain along with remaining stump of Tree No. 3 for controlled regrowth.	Ed Jennings 07585882685	04/12/2025
Chieveley Parish Council	25/02372/COND	Mr Trevor and Dr Nicola Burbidge	Sawpit House Long Lane Cold Ash Thatcham RG18 9LU	Application for approval of details reserved by conditions 16 (LEMP) 17 (CEMP) 18 (Reptile Mitigation) 20 (Building Recording) and 21 (Tree Protection) of approved 21/01829/FUL Replacement dwelling, new vehicular access and associated works	Cheyenne Kirby 01635 519489	15/12/2025
Compton Parish Council	25/02310/HOUSE	Mr & Mrs McCarthy	Woodview Newbury Road Compton Newbury RG20 7RJ	Replacement garage for existing garaging and carport	Elizabeth Moffat 01635 519336	11/12/2025
East Garston Parish	25/02408/COND	Whittonditch Farm Barns Development	Greengates Front Street East Garston Hungerford RG17 7HW	Application for approval of details reserved by condition 16 'bat surveys' of approved application 24/00491/FUL: Demolition of existing structurally compromised cottage and provision of a replacement cottage, with provision for access and related landscaping.	Cheyenne Kirby 01635 519489	12/12/2025
Enborne Parish Council	25/02410/HOUSE	Mr and Mrs Okoye	South View Enborne Row Wash Water Newbury RG20 0LX	Two Storey Side and Rear Extension and Internal Alterations	Elizabeth Moffat 01635 519336	15/12/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Greenham Parish Council	25/02424/NONMAT	Mr Sean Bates	Land East Of Newbury College Monks Lane Newbury	Non-material amendment relating to application reference 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. 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). Amendment: Proposed amendments to wording of condition 7, 9, 10,13, 14,16,17,18, 19, 20, 22, 23, 25, 26, 28, 30, 31, 32, 34, 35, 38 and 39.	Matthew Shepherd 01635 519583	18/11/2025
Holybrook Parish Council	25/02304/CERTP	Dr LUKE RANDALL	23 Corsham Road Calcot Reading RG31 7ZH	Proposed garden office.	Lesley Humphries 01635 503024	15/12/2025
Hungerford Town Council	25/02387/COND	Mr Jim Smith	11 Sarum Way Hungerford RG17 0LJ	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.	Jake Brown 01635 519447	11/12/2025
Inkpen Parish Council	25/02421/HOUSE	Mr & Mrs Ryan	Lower Farm Inkpen Common Inkpen Hungerford RG17 9QU	Rear, ground floor extension and internal alterations	Harriet Allen 01635 519496	19/12/2025

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Kintbury Parish Council	25/02441/NONMAT	Sherbourne Inglewood Ltd	Inglewood Place Templeton Road Kintbury Hungerford RG17 9SJ	Non-material amendment to planning permission 24/01500/FUL (Section 73: Variation of Condition 1 (Approved Plans) of previously approved application 22/01550/FULD: Section 73: Variation of Conditions 2 (Approved Plans), 3 (Materials), 4 (Arb Method), 5 (Landscaping), 6 (CMS), 8 (Building Recording), 9 (SUDs Measures) and 10 (Floor Levels) of previously approved application 19/00277/FULD: Replacement dwelling). Amendments: To substitute the materials schedule referred to in Condition No's 1 and 2, so that it reflects what is shown on the approved plans.	Harriet Allen 01635 519496	20/11/2025
Midgham Parish Council	25/02433/TPW	Mrs Francine Gibbs	Midgham Park Farm Midgham Park Midgham Reading RG7 5UG	T1 - Large Oak tree overhanging property - remove major deadwood, reduce southern canopy side branches only, long elongated branches subject to failure, reducing end weigh by reducing limbs by approximately 3 - 4 metres. T1 - W3W ///grades.wobbles.plausible	Jon Thomas 01635 519611	17/12/2025
Padworth Parish Council	25/02416/TPW	Mr Jason Kaye	9 Watson Close Padworth Reading RG7 4JH	Large Oak Tree located in the rear garden: Crown Reduction Required - branches are getting close the house. We would like to shorten branches, remove dead branches, reshape and reduce the crown. I estimate that we need to reduce the crown by around 30%. The branches are over hanging the house and we need to cut back by 1.5m to 2m.	Jon Thomas 01635 519611	17/12/2025

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Pangbourne Parish	25/02428/NONMAT	Pangbourne College Estate	Thames Cottage 16 Shooters Hill Pangbourne Reading RG8 7DX	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: To amend the wording of Condition 11 to allow the existing access to remain in use solely for the operational purposes.	Michael Butler 01635 519499	19/11/2025
Purley On Thames Parish	25/02429/COND	Mr Ian Charles	40 Wintringham Way Purley On Thames Reading RG8 8BG	Application for approval of details reserved by condition 8 'Drainage' of approved application 24/01215/FUL: Demolition of existing house and construction of replacement dwelling	Gemma Kirk 01635 519495	16/12/2025
Shaw Cum Donnington	25/02448/TPC	Newbury Jon Gurr	Riverside Park (East) Hutton Close Newbury	Willow tree 0670 by stream, in poor condition, one stem fallen, fruiting bodies at base and basal hollowing, plan to coppice stool/all stems to 1 metre Willow tree 067R, pollard to previous pollard points ie reduce to 6 metre standing height and remove 7 metres of regrowth Willow tree 067S, pollard crown by circa 50% to establish new pollard points i.e. reduce from 22 metres in height down to 15 metres.	Ed Jennings 07585882685	04/12/2025
Speen Parish Council	25/02431/HOUSE	Mr Mohammad Khaled	6 Sutton Road Speen Newbury RG14 1UN	Retrospective application for replacement front porch and material alterations.	Helen Robertson 01635 519524	17/12/2025
Stratfield Mortimer Parish	25/02396/HOUSE	Mr & Mrs Jenkins	57 The Avenue Mortimer Common Reading RG7 3QU	Two storey rear extension, part garage conversion, new front porch (existing enlarged), front dormers, existing main roof extended at side over garage	Gemma Kirk 01635 519495	15/12/2025

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Streatley Parish Council	25/02375/FUL	Nigel Parsons	Churn Lodge Wantage Road Streatley Reading RG8 9LA	Proposed new dwelling including new landscaping and parking	Catherine Ireland 01635 519391	09/12/2025
Sulhamstead Parish	25/02422/TPW	Sonia Rose	2 Alder Glade Burghfield Common Reading RG7 3HW	Oak (T1) - Remove. Historic works carried out and tree showing signs of major dieback within upper crown causing branch failure and damage to surrounding area. Also, signs of possible Bleeding Canker on main trunk around 1.5m from ground level. Owners request to remove tree as concerns on future issues.	Jon Thomas 01635 519611	15/12/2025
Thatcham Town Council	25/02371/COND	West Berkshire District Council	Thatcham Park Primary School Park Avenue Thatcham RG18 4NP	Application for approval of details reserved by condition 3 'materials', 5 'lighting' and 13 'HMMP' of approved application 24/02582/REG4: Partial demolition and refurbishment of single storey education building to provide Early Years teaching accommodation including 2no. classrooms, hard and soft landscaping and external ASHP	Catherine Ireland 01635 519391	15/12/2025
Tidmarsh Parish Council	25/02364/HOUSE	Mr Mark Kirk and Ms Sarah-Jane Flew	Barn Cottage Tidmarsh Lane Tidmarsh Reading RG8 8HA	Two storey extension to create porch and enlarge the hallway and bedroom above. Fenestration alterations and internal layout rearrangement throughout.	Gemma Kirk 01635 519495	16/12/2025
Tilehurst Parish Council	25/02417/HOUSE	Mrs Noone	193 Fairford Road Tilehurst Reading RG31 6QT	Proposed Single-Storey Rear Extension Following the Demolition of Existing Conservatory.	Donna Toms 01635 519439	15/12/2025

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Tilehurst Parish Council	25/02397/TPW	Dr Ruth Peacock	40 Highbury Road Tilehurst Reading RG31 5JL	Large oak tree overhangs our property significantly. It causes damage to our lawns and the acorns are a health hazard to our pets. The acorns have also caused a patio door to be smashed when it was clipped by the lawn mower. The request is to prune back 2 branches to reduce damage to our property and provide additional light to enable plant growth. Approximately 3m of one branch to be removed (this branch is a side branch where the main branch appears to be becoming hollow (have concerns about it's stability). Sub branch approximately 1m which overhangs the lawn considerably. In total the amount removed would be approximately 15-20% of the whole tree canopy. Photo provided.	Jon Thomas 01635 519611	15/12/2025