

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	25/01443/NONMAT	-	Blacks Lake Track Racing Blacks Lake Paices Hill Aldermaston Reading	Non material amendment to approved 20/02527/OUTMAJ. Amendment -To amend the wording of Conditions 4,(Approved Plans) 15 (Tree Protection) and 16 (BREEAM).	Emma Nutchey 01635 519344	21/07/2025
Aldworth Parish Council	25/01463/TPC	James Ramsay	Glebe Cottage Aldworth Reading RG8 9SB	Yew: Fell and remove stump. New native tree to be planted in the garden to replace	Jon Thomas 01635 519611	04/08/2025
Basildon Parish Council	25/01328/CERTP	Mr Liam Dalley	2 The Orchids Reading Road Lower Basildon Reading RG8 9NL	The proposal consists of the replacement of two existing roof windows (Velux type) on the rear roof slope of the property with larger top-hung Velux roof windows, model CK06. The new windows will be installed in the same roof plane as the originals and will not project more than 150mm beyond the existing roof slope. The enlargement will be achieved by increasing the size of the existing openings to accommodate the CK06 units. No new building footprint is proposed, and there will be no change to existing access arrangements, no new streets created, no associated hardstanding, no new means of enclosure, and no alteration to the drainage of the land or buildings.	Lewis Richards 01635 519916	21/08/2025

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Basildon Parish Council	25/01430/TPW	Mrs Emma Ash	Dewerstone Bethesda Street Upper Basildon Reading RG8 8NU	T0160 - English Oak: Remove lower extended laterals back to source 0161, 0162, 0163, 0164 - 4x Ash trees: Fell to ground level as they have advanced ash dieback	Jon Thomas 01635 519611	15/08/2025
Basildon Parish Council	25/01275/FUL	Mr Justin Knott	Greenways Aldworth Road Upper Basildon Reading RG8 8NH	Demolition of existing detached dwelling and outbuildings, erection of a detached 6-bedroom dwelling with attached garage and cycle store.	Sian Cutts 01635 519344	15/08/2025
Basildon Parish Council	25/01349/LBC	Ms & Mr Meredith & Max Montgomery & Green	Church Farm Lower Basildon Reading RG8 9NH	Proposed minor alternations to the listed building internal fabric.	Donna Toms 01635 519439	05/08/2025
Bradfield Parish Council	25/01181/HOUSE	Dylan Hoare	1 Buscot Copse Bradfield Reading RG7 6JB	Retrospective: Erection of single storey outbuilding to front of dwelling, and installation of swimming pool with plant room to rear	Donna Toms 01635 519439	15/08/2025
Brightwalton Parish	25/01287/HOUSE	Mr and Mrs Fleming	Appletree Cottage Brightwalton Newbury RG20 7BU	Retrospective: Alteration and extension of existing garden outbuilding	Lewis Richards 01635 519916	14/08/2025
Brimpton Parish Council	25/01119/COND	Astrid Ground Are Ltd	Three Horseshoes Brimpton Lane Brimpton Reading RG7 4TL	Approval of details reserved by Condition (5) Joinery of planning permission 23/01994/FUL: Change of use from Sui Generis (pub) to C3 Dwelling House together with rear extension. Installation of Solar Array	Lewis Richards 01635 519916	15/08/2025
Burghfield Parish Council	25/01259/LBC	Ms Rosemary Sanders-Rose	The Old Manor White House Green Sulhamstead Reading RG7 4EA	Subsidence repair work.	Lewis Richards 01635 519916	14/08/2025

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Burghfield Parish Council	25/01423/COND	Jay Mould	Reading Quarry Berrys Lane Burghfield Reading RG30 3EY	Application for approval of details reserved by Condition 33 - Contaminated land and Condition 38 - Pollution prevention plan, of approved application 20/02029/COMIND (Development of an Energy Recovery Centre and adjacent Data Centre and associated infrastructure).	Rachael Lancaster 01635 519971	21/08/2025
Burghfield Parish Council	25/01450/COND	c/o agent	Motorway Service Area Reading Services Eastbound Burghfield Reading RG30 3UQ	Application for approval of details reserved by condition 3 (CTMP) of approved 22/01125/FUL	Catherine Ireland 01635 519391	19/08/2025
Cold Ash Parish Council	25/01424/COND	Mr Neil Farnsworth	Coley Farm Stoney Lane Ashmore Green Thatcham RG18 9HG	Application for approval of details reserved by condition 21 (Contamination) of approved 22/02124/FULEXT	Harriet Allen 01635 519496	14/08/2025
Cold Ash Parish Council	25/01230/HOUSE	Mr and Mrs Marsden	Arcturus Gladstone Lane Cold Ash Thatcham RG18 9PR	Retrospective: Proposed new vehicular access from Johnson's Lane (private shared access track) to Arcturus with gates and off-road parking	Lewis Richards 01635 519916	14/08/2025
East Garston Parish	25/01097/HOUSE	Kate Dutcher	6 Burfords East Garston Hungerford RG17 7HL	Rendering of existing brick elevation and erection of shed/garden room located to the side of the property.	Cheryl Willett 01635 519386	11/08/2025
Great Shefford Parish	25/01267/CERTP	Hayley Tappin	Apple Tree Cottage Station Road Great Shefford Hungerford RG17 7DR	Erection of a single story side extension, 3m in length and full width of the house with pitched roof. Erection of a porch canopy area.	Helen Robertson 01635 519524	13/08/2025
Greenham Parish Council	25/01400/HOUSE	Mr and Mrs B Gerrard	69 Westwood Road Newbury RG14 7TJ	Proposed single storey rear extension	Donna Toms 01635 519439	11/08/2025

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Greenham Parish Council	25/01371/HOUSE	Mr & Mrs Gough	Woodpecker Cottage Pinchington Lane Greenham Thatcham RG19 8SR	Retrospective: Single storey rear extension.	Lewis Richards 01635 519916	07/08/2025
Kintbury Parish Council	25/01330/FUL	Mr + Mrs R and J Fidler	Burgess Farm Kintbury Holt Newbury RG20 0HY	The conversion of part of a redundant Barn into new 3 bedroom dwelling, pursuant to change of use permission 23/02796/FUL	Harriet Allen 01635 519496	04/08/2025
Lambourn Parish Council	25/01380/FUL	.	Saxon House Stables Upper Lambourn Hungerford RG17 8QH	Conversion and alteration of Grade II Listed Barn for residential use and associated works	Matthew Shepherd 01635 519583	18/08/2025
Lambourn Parish Council	25/01381/LBC	.	Saxon House Stables Upper Lambourn Hungerford RG17 8QH	Conversion and alteration of Grade II Listed Barn for residential use and associated works	Matthew Shepherd 01635 519583	18/08/2025
Leckhampstead Parish	25/01391/HOUSE	Mr and Mrs Hawton	11 Nuttingtons Leckhampstead Newbury RG20 8QL	Proposed extension and alterations to existing dwelling	Isabel Oettinger 01635 519683	21/08/2025
Midgham Parish Council	25/01435/HOUSE	Paula Rippingale	Walnut Cottage Midgham Park Midgham Reading RG7 5UG	Proposed ground floor extension, internal alterations, floor plan redesign and all associated works	Donna Toms 01635 519439	18/08/2025
Newbury Town Council	25/01389/HOUSE	Mr M Vieira and Ms Douglass	23 Enborne Grove Newbury RG14 6BH	Extensions, Loft conversion, new dormer and alterations	Lewis Richards 01635 519916	08/08/2025

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Newbury Town Council	25/01269/REG4	Greenshaw Learning Trust	Park House School Andover Road Newbury RG14 6NQ	Replacement of rooftop plant equipment and installation of new condenser at ground level.	Lewis Richards 01635 519916	14/08/2025
Newbury Town Council	25/01343/HOUSE	Mr Stefan Racz	35 Chaucer Crescent Newbury RG14 1TP	Renovation and extension of the existing property, including the following: rear extension, front room alteration, front entrance redesign, roof and insulation works, windows and glazing, floor and heating upgrade, electrical, plumbing and heating upgrades, full house renovation, and garden room construction.	Cheyenne Kirby 01635 519489	18/08/2025
Newbury Town Council	25/01403/HOUSE	Ms Mirfin	14 Chesterfield Road Newbury RG14 7QB	Detached Outbuilding	Donna Toms 01635 519439	12/08/2025
Newbury Town Council	25/01385/COND	Mr and Mrs Power	5 Normay Rise Newbury RG14 6RY	Application for approval of details reserved by conditions 12 (/Cycle Storage) and 13 (Floor Levels) of Allowed on Appeal 17/01808/OUTD. Conditions considered under 20/00455/REM.	Matthew Shepherd 01635 519583	
Newbury Town Council	25/01356/HOUSE	Mrs Olivia Winfield	36 Amberley Close Newbury RG14 1PZ	Raise and change the garage roof. Remove the existing roof, raise the garage walls and replace the roof, half pitched and half flat. Use the existing utility to extend the kitchen and use more of the existing garage for a new utility room.	Helen Robertson 01635 519524	22/08/2025

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Newbury Town Council	25/01251/FUL	Tino Kavhuru	Linen Place 1 Echo Walk Newbury RG14 5EJ	Full Planning Application for the Change of Use of the Ground Floor Unit, Block D, Weavers Yard from flexible commercial Use Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) to Sui Generis for use as a gym facility for residents.	Lauren Hill 07955264733	14/08/2025
Newbury Town Council	25/01367/HOUSE	Mr and Mrs Davies	275 Andover Road Newbury RG14 6PN	First floor rear extension	Lewis Richards 01635 519916	07/08/2025
Newbury Town Council	25/01476/TPC	West Berkshire Council - Jon Gurr	Northcroft Leisure Centre Car Park Northcroft Lane Newbury	11x Cuprocypris x Leylandii: To be felled to improve views and more light to ground. Replant with deciduous species. Trees are becoming an eye sore and generating anti social issues.	Ed Jennings 07585882685	06/08/2025
Newbury Town Council	25/01425/TPC	John Grummit	56 Bartholomew Street Newbury RG14 5QA	T1 - Sycamore - To be removed including the stump - the tree has broken the wall making it dangerous (please see photos attached). The council have instructed the wall to be taken down and rebuilt as it's unsafe therefore the tree needs to be taken down so the wall can be rebuilt.	Ed Jennings 07585882685	01/08/2025
Pangbourne Parish	25/01448/COND	N/A	H R Owen Brook House 14 Station Road Pangbourne Reading	Application for approval of details reserved by condition 17 (Biodiversity Enhancement Measures) of approved 23/02554/FUL	Alice Attwood 01635 503602	19/08/2025

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Pangbourne Parish	25/01368/FULMAJ	PBP Ltd	Dental Care Clifton House 17 Reading Road Pangbourne Reading	SECTION 73 - Vary condition 2 'Approved plans' of approved application 21/02767/FULMAJ: Construction of 13 flats and courtyards with reconfigured car park. Demolition of single storey flat roofed building.	Emma Nutchey 01635 519344	18/09/2025
Pangbourne Parish	25/01339/ADV	Miss Marina Alleyne	4 The Square Pangbourne Reading RG8 7AG	Changing of WHSMITH brand to TGJones. Like for Like replacements.	Donna Toms 01635 519439	14/08/2025
Peasmore Parish	25/01266/HOUSE	Mr & Mrs Thomas	4 The Rookery Peasmore Newbury RG20 7JY	Proposed ground floor rear extension	Cheryl Willett 01635 519386	13/08/2025
Purley On Thames Parish	25/01265/CERTP	Charlotte Neugebauer	29 Waterside Drive Purley On Thames Reading RG8 8AQ	Proposed ground floor rear extension, side extension, porch, internal alterations and all associated works at 29 Waterside Drive, RG8 8AQ	Donna Toms 01635 519439	13/08/2025
Purley On Thames Parish	25/01439/TPW	mr michael johnson	14 Trenthams Close Purley On Thames Reading RG8 8EZ	Yew: Tree is 10 metres high, propose to reduce the tree by approx 1.5 meters leaving the final finished height at 8.5 metres. Tree is over 3 metres wide but not looking to reduce this.	Jon Thomas 01635 519611	18/08/2025
Shaw Cum Donnington	25/01486/TPC	West Berkshire Council - Jon Gurr	Riverside Park (East) Hutton Close Newbury	100 - 120 x Ash trees: Fell trees which are in significant decline or dead and posing a risk to traffic using the Southbound A339	Ed Jennings 07585882685	06/08/2025

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Speen Parish Council	25/01332/CERTP	Mr Ashley Gold	The Old Vicarage Speen Lane Speen Newbury RG14 1RJ	Installation of black solar PV panels and black bird guard (around panels) to a section of the slate roof on the rear elevation of the property. Installation of wall mounted batteries and system inverter at ground level next to property meter cupboards. Solar panels will be on south west, rear elevation of property. Batteries and inverter will be external wall mounted at ground level on front elevation of property directly above and beside meter cupboards. Solar panels and batteries / inverter should significantly reduce the costs of providing power at the property for the use and benefit of disabled resident. Speen Lane is to the north of property. No roads adjacent to south of property. Residential installation and use of solar PV and batteries.	Helen Robertson 01635 519524	14/08/2025
Speen Parish Council	25/01459/TPC	Mr Walker	Icollege Independence Richmond House Bath Road Speen Newbury	T2 - Dead Cherry: Fell as close to ground level as possible. The subject tree is dead and requires removal to mitigate any health and safety risk. T4 - Lime: Cut back beyond wall. Reduce the side laterals by up to 3 metres, no change in height. Its proximity to the property is causing anxiety and apprehension to the residents. The subject tree is of a large spreading nature straddling/encroaching the property.	Ed Jennings 07585882685	07/08/2025
Speen Parish Council	25/01461/TPW	Diana Mocanu	The Vineyard Stockcross Newbury RG20 8JU	Please see Appendix D Tree Works Schedule of Tree Hazard Assessment 1	Ed Jennings 07585882685	20/08/2025

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Stratfield Mortimer Parish	25/01351/FUL	Mr and Mrs Joe Grover	Rosewood Longmoor Lane Mortimer Common Reading RG7 3RP	Demolition of existing bungalow and garage and replace with a new detached custom build dwelling	Michael Butler 01635 519499	15/08/2025
Stratfield Mortimer Parish	25/01412/PASSHE	Mr and Mrs Armstrong	56 The Avenue Mortimer Common Reading RG7 3QX	Application to determine if prior approval is required for a proposed: Larger Home Extension - Pitched roof, brick and tiled with gable end. Dimensions 5.13m beyond rear wall, 3.88m height, 2.47m eaves height	Donna Toms 01635 519439	29/07/2025
Streatley Parish Council	25/01352/HOUSE	Mr and Mrs Hale	Betteridge House Streatley Hill Streatley Reading RG8 9RD	Construction of single storey Orangery style extension, complete with alteration and renovation of the interiors	Lesley Humphries 01635 503024	13/08/2025

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Streatley Parish Council	25/01398/COND	Dr and Mrs Megaw	Streatley Farmhouse Wallingford Road Streatley Reading RG8 9PT	Approval of details reserved by Condition (7) Habitat Management of planning permission 24/01944/FULMAJ: (A) Change of use of South Barn, North Barn and Middle Barn and associated land to a mixed use (Sui Generis) of (1) residential ancillary/incidental to the use of Streatley Farmhouse, (2) use for the provision of occasional events, and (3) storage within Middle Barn (used for purposes ancillary to the mixed use and/or open B8 use). (B) Internal and external alterations to South Barn. (C) Erection of replacement car port. (D) Internal and external alteration of Tractor Shed to provide secure ancillary residential storage for Streatley Farmhouse. (E) Change of use and external alterations of West Barn to provide 3 no. short-term lets (Use Class C3). (F) Change of use and internal and external alterations to Regatta Barn to provide a gym for both private and commercial use (Sui Generis). (G) Extension of residential curtilage to form a new vehicular driveway to Streatley Farmhouse. Erection of two greenhouses, replacement sheep barn, landscaping, car parking and associated works. (H) Retention of Streatley Farmhouse as a single residential dwelling (Use Class C3).	Alice Attwood 01635 503602	12/08/2025

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Streatley Parish Council	25/01478/TPW	Owners of The Bull Inn	The Bull Reading Road Streatley Reading RG8 9JJ	<p>T1 - Yew: This large tree is situated in the rear garden and outside seating area within the pub grounds. A public footpath leading into the pub goes directly past the tree, and currently, patrons must duck underneath its lower branches, posing a significant health and safety issue. RSL recently had to visit the site for an emergency call out to remove a detached, broken branch which came from this trees canopy as it was caught up and hanging on the power cables that are within close proximity to the canopy as it presented a very significant public safety hazard. There is approximately 30% of decline and dieback within the canopy. We are therefore proposing, at this time that a crown lift of approximately 3m is carried out, in order to not only shape, but to also provide a safe clearance gap above pedestrian head height around entire lower crown.</p> <p>We also recommend removing the small amount of deadwood from the dieback areas within the canopy, to prevent deadwood falling out of the tree, but to maintain the shape of the canopy.</p> <p>All of these actions will improve not only the health and safety situation but also allow the tree to continue to flourish, thrive, and grow.</p>	Jon Thomas 01635 519611	21/08/2025
Thatcham Town Council	25/01321/HOUSE	Mr Weaver	6 Cowslip Crescent Thatcham RG18 4DE	Erection of single storey extension on rear elevation and convert garage into livable room	Lesley Humphries 01635 503024	15/08/2025

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Thatcham Town Council	25/01451/TPW	Wet Berkshire Council - Jon Gurr	Land To The Rear Of 14C Norlands Thatcham RG18 3FE	040W - Oak: Crown reduction by 50% of volume and cira 6m in height to encourage a healthier balanced lower crown to form	Jon Thomas 01635 519611	14/08/2025
Theale Parish Council	25/01467/TPC	Cumber	64 High Street Theale Reading RG7 5AR	T1 - Hornbeam: Remove to ground level T2 - Laburndum: Remove to ground level	Jon Thomas 01635 519611	06/08/2025
Tilehurst Parish Council	25/01087/HOUSE	Mr and Mrs Atkins	34 Highworth Way Tilehurst Reading RG31 6GP	Extension of an existing rear garden terrace to the detached property.	Lesley Humphries 01635 503024	12/08/2025