

# Supplemental Items for Western Area Planning Committee

**Wednesday 23 July 2025 at 6.30 pm**  
in Council Chamber, Council Offices,  
Market Street, Newbury

## Part I

Page No.

- |     |                                                |                                                                                                                                                                                                                                                  |
|-----|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) | <b>24/02810/FULMAJ - Hungerford Park</b>       | 3 - 4                                                                                                                                                                                                                                            |
|     | <b>Proposal:</b>                               | The installation of 4860 ground mounted photovoltaic panels, in an equine field, to provide power to the commercial buildings within the grounds and to export to the Local Grid                                                                 |
|     | <b>Location:</b>                               | Hungerford Park                                                                                                                                                                                                                                  |
|     | <b>Applicant:</b>                              | Mr Toby Hunter                                                                                                                                                                                                                                   |
|     | <b>Recommendation:</b>                         | To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.                                                                                                                              |
| (2) | <b>25/00827/FULMAJ - Welford Park, Welford</b> | 5 - 8                                                                                                                                                                                                                                            |
|     | <b>Proposal:</b>                               | Use of land for wedding ceremonies and receptions for 6 months a year (April - September), including the temporary erection of tipis, catering tent, ceremony tent, toilet block and associated car parking (for a temporary period of 5 years). |
|     | <b>Location:</b>                               | Welford Park, Welford, Newbury RG20 8HU                                                                                                                                                                                                          |
|     | <b>Applicant:</b>                              | Forest Edge Tipis                                                                                                                                                                                                                                |
|     | <b>Recommendation:</b>                         | To delegate to the Development Manager to REFUSE the application for the reasons listed in the report.                                                                                                                                           |



## Supplemental Items

### Western Area Planning Committee to be held on Wednesday 23 July 2025 *(continued)*

- (3) **24/01651/FUL - 2 Burfords, East Garston, Hungerford** 9 - 10
- Proposal:** Replacement dwelling
- Location:** 2 Burfords, East Garston, Hungerford, RG17 7HL
- Applicant:** Andrew James
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.

Sarah Clarke

Interim Executive Director - Resources

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on

e-mail: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at

[www.westberks.gov.uk](http://www.westberks.gov.uk)

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West Berkshire  
C O U N C I L

## WESTERN AREA PLANNING COMMITTEE 23 JULY 2025

### UPDATE REPORT

**Item No:** 4(1)      **Application No:** 24/02810/FULMAJ      **Page No.** 13-32

**Site:** Land North Of Hungerford Footpath 21 and South Of Cider Barn, Hungerford Park, Hungerford

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Updates

No updates

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## WESTERN AREA PLANNING COMMITTEE 23 JULY 2025

### UPDATE REPORT

Item No: 4(2)      Application No: 25/00827/FULMAJ      Page No. 33-72

Site: Welford Park, Welford, Newbury, RG20 8HU

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

<b>Public representations:</b>	<p>As of 2pm on 22.07.2025, 5 further supportive representations have been received (including a letter of support from the applicant).</p> <p>The latest comments can be summarised as follows:</p> <ul style="list-style-type: none"><li>- Support given for the environmental efforts of Welford Park to date.</li><li>- Welford Park needs to diversify to bring in additional revenue.</li><li>- The weddings have been run sympathetically and cause minimal disruption to the natural glade.</li><li>- Local overnight accommodation has been supported.</li><li>- The proposal allows for additional people to experience the woodland.</li><li>- The proposal supports rural economic development.</li><li>- The economic development will support future generations.</li><li>- The wedding venue is respectful to the natural environment.</li><li>- Welford Park's commercial developments are conducted with a strong sense of responsibility and integrity.</li><li>- An increase in the number of weddings in the same style over 6-months annually will not cause local problems.</li><li>- The wedding structures would only remain in place for 6 months.</li></ul>
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#### 3. Notes from Site Visit

- 3.1. At the Committee site visit, a Member requested that further information relating to Tree Preservation Orders be provided.
- 3.2. A Tree Preservation Order (TPO) is an order made by a Local Planning Authority in terms of the Town and Country Planning (Tree Preservation)(England) Regulations 2012 to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage or destruction, or cutting of roots without the local planning authority's consent. If consent is given, it can be subject to conditions. A Tree Preservation Order covering a woodland protects both trees and saplings within the identified area, including those planted or growing naturally after the Order is made. This is because

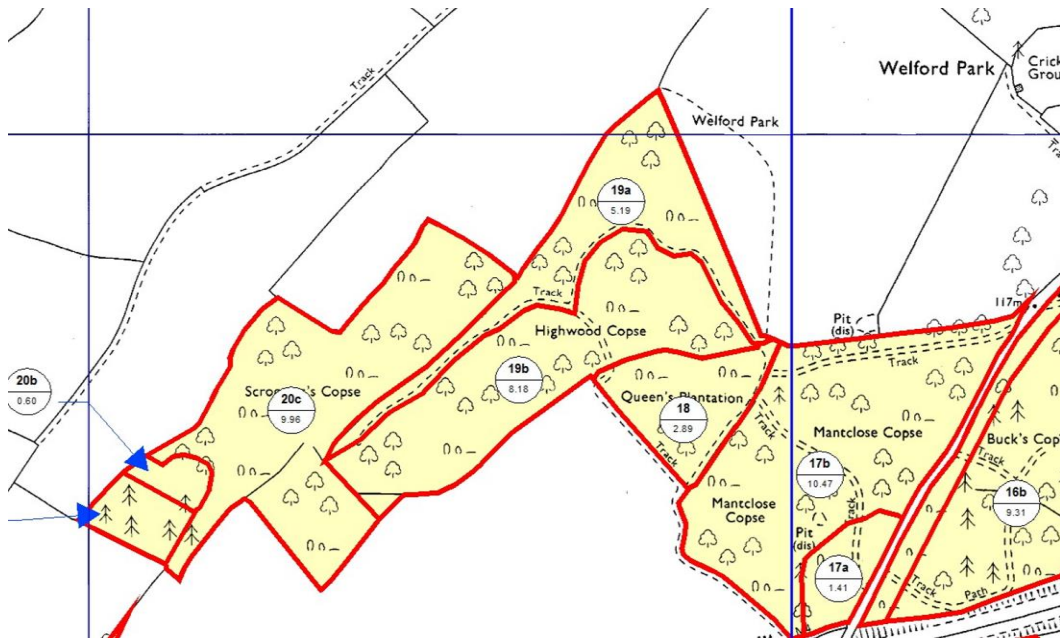
the purpose of the Order is to safeguard the woodland as a whole, which depends on regeneration or new planting.

- 3.3. Owners of protected trees, including ancient woodlands, must not carry out, or cause or permit the carrying out of any of the above prohibited activities without the consent of the local authority. Owners are responsible for maintaining the trees. The local planning authority cannot require maintenance work to be done to a tree simply because it is protected. However, the authority can encourage good tree management, particularly when determining planning applications for consent under a TPO. This is to preserve and enhance the amenity provided by protected trees.
- 3.4. Local planning authorities can make a Tree Preservation Order if it appears to them to be expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area. This was especially necessary due to the wedding venue being within 2no. ancient woodlands and the anticipated harm.

#### **4. Additional Information**

##### *Felling licence*

- 4.1. On the site visit, Members were informed by the Applicant that felling licences had been obtained for the trees recently removed. Tree felling is a legally controlled activity and licences are required for the felling of most trees. There are some exemptions to the felling licence requirement, including trees in private gardens, churchyards and public open spaces. Only 5 cubic metres of timber in a calendar quarter (3 months) can be felled without a felling licence. There is a presumption against permanent loss of woodland cover, especially within ancient woodland, although some exceptions exist. A typical exception is a Thinning Licence, where sufficient woodland cover is retained so as not to require restocking.
- 4.2. Subsequent to the site visit, a document was submitted to counter the Tree Officer's claim that trees had been removed without a felling licence. This document dates back to 26<sup>th</sup> May 2016 and is valid until 15<sup>th</sup> September 2025. The document indicates that the Highwood Copse 19b (wedding venue site) only has a thinning licence.
- 4.3. "Thinning" is defined within the Forestry Act as felling carried out in order to improve the growth of other trees. The UK Forestry Standard's definition is "the removal of a proportion of trees in a forest after canopy closure, usually to promote growth and greater value in the remaining trees". The Forestry Commission therefore allows the felling of no more than 30% of trees from any area, spread evenly among the retained trees.
- 4.4. The nearest felling licence location is 19a, above the wedding venue by a few hundred metres and the rest are around 30a, approx. 1.5km to the east near the dismantled railway in a separate woodland.



*Letter from Applicant regarding felling of Ash Dieback*

- 4.5. During the site visit, the applicant indicated that annual tree surveys were carried out as part of Welford Park's woodland management. These surveys were requested but not provided, however, a letter has now been submitted that was issued by Foxes Tree Services & Son Ltd dated 14.07.2025 to the applicant.
- 4.6. The letter confirms that 3x Ash Trees were felled in the wedding ceremony area due to the presence of Ash Dieback and the trees were dead. Ash trees become very brittle and unsafe once dieback sets in. The letter states that the 3x Ash Trees were felled for "obvious safety reasons with large groups of people potentially sitting under the dead trees".

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## WESTERN AREA PLANNING COMMITTEE 23 JULY 2025

### UPDATE REPORT

<b>Item No:</b>	4(3)	<b>Application No:</b>	24/01651/FUL	<b>Page No.</b>	73-94
<b>Site:</b>	2 Burfords, East Garston				

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Updates

It is recommended that the following condition be added:

##### **Construction method statement**

No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:

- A site set-up plan during the works;
- Parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;
- Temporary access arrangements to the site, and any temporary hard-standing;
- Wheel washing facilities;
- Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction works;
- Hours of construction and demolition work;
- Hours of deliveries and preferred haulage routes;

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19, DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the CMS must be adhered to during all demolition and construction operations.

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