

Supplemental Items for Eastern Area Planning Committee

Wednesday 10 December 2025 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- | | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| (1) | 24/02051/FUL James Farm Burghfield | 3 - 6 |
| | Proposal: A retrospective planning application for change of use to B8 storage, including the positioning of personal storage containers at the site. | |
| | Location: James Farm, Burghfield | |
| | Applicant: Now Storage Limited. | |
| | Recommendation: The Development Manager be authorised to GRANT planning permission. | |
| (2) | 25/00234/FUL Land South of The Rancher, Manor Farm, Tidmarsh | 7 - 8 |
| | Proposal: Erection of agricultural barn and access track. | |
| | Location: Land south of The Rancher, Manor Farm, Tidmarsh. | |
| | Applicant: Manor Farm Tidmarsh Limited. | |
| | Recommendation: The Development Manager be authorised to GRANT conditional planning permission. | |



Supplemental Items
Eastern Area Planning Committee to be held on Wednesday 10 December 2025
(continued)

Sarah Clarke.

Sarah Clarke

Executive Director - Resources

For further information about these items, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk.

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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West Berkshire
C O U N C I L

**EASTERN AREA PLANNING COMMITTEE
DATED 10TH DECEMBER 2025**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 (1) 24/02051/FUL. Compound Rear of James Farm, James Lane, Grazeley Green, RG7 1NB. Pages 13 – 23.
 (2) 25/00234/FUL. Land South of The Rancher, Manor Farm Lane, Tidmarsh, RG8 8EX. Pages 25 – 37.

Part 4 N/A

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EASTERN AREA PLANNING COMMITTEE 10TH DECEMBER 2025

UPDATE REPORT

Item No: (1) Application No: 24/02051/FUL Page No. 13 - 23

Site: Compound Rear of James Farm, James Lane, Grazeley Green, RG7 1NB

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	
	No additional representations received.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to amending condition 6 and addition of condition 7 as set out below.

6	<p>The applicant has requested that the operating hours are consistent with the site as approved to the east of the application site ie extended as below. The Council Environmental Health officer was consulted and is content that the revised condition below is recommended.</p> <p><i>The use hereby permitted shall not be open to customers outside the hours of 7:00am to 10:00pm on any day. The movement and maintenance of containers shall not be carried out outside the hours of 8:00am to 6:00pm Mondays to Fridays; 8:00am to 1:00pm on Saturdays; and at no time on Sundays and Bank Holidays.</i></p>
7	<p>Additional condition recommended.</p> <p>At no time shall more than 30% of the storage units [55 number] be used for commercial tenants on the site.</p> <p>Reason. In the interests of highway safety and the flow of traffic on the Local Highway Network, to keep future traffic flows to an acceptable level in accord with the advice in policy DM42 in the WBLPR of 2023 to 2041.</p>

4. Amendment to list of Ward Members

The report should list the following Ward Members: Cllr Geoff Mayes; Cllr Vicky Poole; Cllr Nick Carter

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EASTERN AREA PLANNING COMMITTEE 10TH DECEMBER 2025 UPDATE REPORT

Item No: (2) Application No: 25/00234/FUL Page No. 25 - 37

Site: Land South of The Rancher, Manor Farm Lane, Tidmarsh, RG8 8EX

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	
	No additional representations received.

3. The applicant has submitted an updated plan of the whole land holding to show the full extent of the farm in the blue line and red line. This has been included in the file for information but will not be presented to the Committee as it was submitted within 5 working days of the meeting. Notwithstanding, the plan confirms the extent of the applicant's ownership to the south of the site, which was queried during the Committee site visit.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended condition.

1	<p>Removal of portacabin.</p> <p>The existing portacabin on site shall be removed in its entirety within one month of the barn hereby approved being first taken into use and the site shall be left in a neat and tidy condition.</p> <p>Reason. The portacabin is not authorised, and its retention would cause ongoing visual harm in the NWDNDL, contrary to policy SP2 in the WBLPR of 2023 to 2041.</p>
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