

Notice of Meeting



Western Area Planning Committee

Wednesday 21 January 2026 at 6.30 pm

in the Council Chamber, Council Offices,
Market Street, Newbury

Scan here to access the public
documents for this meeting

This meeting will be streamed live here: [Link to Western Area Planning Committee broadcasts](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

If members of the public wish to make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on day month year by emailing planningcommittee@westberks.gov.uk.

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday 13 January 2026

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 or email planningcommittee@westberks.gov.uk.

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

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



West Berkshire
COUNCIL

Agenda - Western Area Planning Committee to be held on Wednesday 21 January 2026
(continued)

To: Councillors Phil Barnett (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Paul Dick, Nigel Foot, Denise Gaines, Tony Vickers and Howard Woollaston

Substitutes: Councillors Dennis Benneyworth, Martin Colston, Carolyne Culver, Billy Drummond and Stuart Gourley

Agenda

Part I

		Page No.
(1)	25/01081/FUL - High Street, Church Lane, Chieveley, Newbury Proposal: Demolition of industrial units and pigsty and construction of 4No. residential dwellings and parking provision. Location: Buildings and Land to Rear Of Londis Stores High Street Church Lane Chieveley Newbury Applicant: Chesterton Commercial Group Recommendation: PROVIDED THAT a Section 106 Agreement has been completed by within 6 months (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report. OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in the report.	5 - 6
(2)	25/00083/FULMAJ - Frenchmans View, Upper Lambourn, Hungerford, RG17 8QW Proposal: Construction of additional training facilities to include 40 boxes, horse walker, storage barn, water treadmill barn, collecting ring, tack room/day facilities, racing office and a two bed staff cottage with ancillary works. Location: Frenchmans View Upper Lambourn Hungerford RG17 8QW Applicant: Ed Walker Racing Recommendation: To delegate to the Development Manager to	7 - 8



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Agenda - Western Area Planning Committee to be held on Wednesday 21 January 2026
(continued)

GRANT PLANNING PERMISSION subject to the conditions listed below.

Background Papers

1. The statutory development plan for West Berkshire. This comprises a suite of documents available online: <https://www.westberks.gov.uk/article/40121/Current-Development-Plan-for-West-Berkshire>
2. Other local planning policies, including supplementary planning documents: <https://www.westberks.gov.uk/planning-policy>
3. The National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
4. The Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>
5. The case file for the individual applications, comprising all plans, supporting documentation, consultation responses, and any representations received. A link is provided to the relevant file in each application report.
6. Any previous planning applications for the site: <https://publicaccess.westberks.gov.uk/online-applications>
7. Any other background information specifically mentioned in the application report



Sarah Clarke
Executive Director - Resources
West Berkshire District Council

If you require this information in a different format or translation, please contact Stephen Chard on (01635) 519462.



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WESTERN AREA PLANNING COMMITTEE 21.01.2026

UPDATE REPORT

Item No:	Application No: 25/01081/FUL	Page No. 13-58
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Site: Buildings and Land To Rear of Londis Stores, High Street, Church Lane, Chieveley

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

No further documents or representations have been submitted. No further update is required from Officers.

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Agenda Item 4.(2)

WESTERN AREA PLANNING COMMITTEE 21.01.2026

UPDATE REPORT

Item No:	Application No:	Page No.
(2)	25/00083/FUL MAJ	59-94

Site: Frenchmans View, Upper Lambourn, Hungerford RG17 8QW

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

As a result of observations from Councillors at the site meeting concern was raised with the Councils Highways team in regard to the access to the site and the migration of materials from the access onto the highway. The Councils Highways officer has considered this and recommends the following condition is added to the officer's recommendation.

27. Surfacing of access

The buildings hereby approved shall not be brought into first use until details of the surfacing arrangements for the vehicular access(es) to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access(es) for a distance of ten metres measured back from the carriageway edge. Thereafter the surfacing arrangements shall be constructed in accordance with the approved details.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy SP19 of the West Berkshire Local Plan Review 2023 – 2041.

No further updates from the case officer.

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