

Supplemental Items for Western Area Planning Committee

Wednesday 18 February 2026 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

4. **Schedule of Planning Applications** 3 - 4
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).
- (1) **25/01669/FUL And 25/01670/LBC Hambridge Farm, Hambridge Road, RG14 2QG** 5 - 6
Proposal: Conversion of buildings to form 3 residential dwellings, extension to garage and associated works. (Reconsideration of application reference 24/02422/FUL following the High Court Consent Order dated 9th July 2025).
Location: Hambridge Farm, Hambridge Road, Newbury, RG14 2QG
Applicant: Hambridge Properties Limited
Recommendation: Conditional approval
- (2) **25/01630/FUL Pound Street, RG14 6AA** 7 - 8



Supplemental Items

Western Area Planning Committee to be held on Wednesday 18 February 2026 (continued)

Proposal: Change of use of 2 Pound Court from commercial (Use Class E) to a Place of Worship (Use Class F1).
Location: Pound Court, Pound Street, Newbury, RG14 6AA
Applicant: Bangladesh Welfare Centre
Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION

(3) **25/01921/HOUSE Western Lodge, West Woodhay, RG20 0BH** 9 - 10

Proposal: Elevation adjustments, minor alterations to Western Lodge and rebuilding of the garage annex, to provide a cohesive architectural design to the whole building, now part of the broader Lake House Estate.

Location: Western Lodge, West Woodhay, RG20 0BH

Applicant: Mr Nicholas Brown

Recommendation: The Development Control Manager be authorised to GRANT conditional permission

Sarah Clarke.

Sarah Clarke

Executive Director - Resources

For further information about these items, or to inspect any background documents referred to in Part I reports, 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

WESTERN AREA PLANNING COMMITTEE

18.02.2026

LIST OF SPEAKERS

Item: 4(1) Application: 25/01669/FUL & 25/01670/LBC Page No: 5-33	
Site: Hambridge Farm, Hambridge Road, Newbury RG14 2QG	
Presenting Planning Officer:	Harriet Allen
Parish Council representative:	Cllr Andy Moore (Newbury Town Council)
Objector(s):	John Cole
Supporter(s):	Simon Pike Sharon Bovingdon
Applicant/Agent:	Fred Quartermain (on behalf of Applicant)
Ward Member(s):	Councillor Nigel Foot Councillor Stuart Gourley

Item: 4(2) Application: 25/01630/FUL Page No: 35-53	
Site Pound Court, Pound Street, Newbury RG14 6AA	
Presenting Planning Officer:	Sian Cutts
Parish Council representative:	Cllr Andy Moore (Newbury Town Council)
Objector(s):	Claire Struthers-Semple
Supporter(s):	Mohammed Hussain
Applicant/Agent:	Alban Henderson (Agent)
Ward Member(s):	Councillor Martin Colston Councillor Louise Sturgess

Item: 4(3) Application: 25/01921/HOUSE Page No: 55-75 Site: Western Lodge, West Woodhay, Newbury RG20 0BH	
Presenting Planning Officer:	Cheyanne Kirby
Parish Council representative:	Robert MacDonald (West Woodhay Parish)
Objector(s):	Simon Hayes
Supporter(s):	
Applicant/Agent:	Ian Blake (iB Architects) Adam Wojtecki (Lake House Estate) Richard Anstis (Richard Anstis Consultants)
Ward Member(s):	Councillor Dennis Benneyworth Councillor Denise Gaines Councillor Tony Vickers

WESTERN AREA PLANNING COMMITTEE 18.02.2026

UPDATE REPORT

Item No: 4(1) **Application No:** 25/01669/FUL & 25/01670/LBC **Page No.** 5-33

Site: Hambridge Farm, Hambridge Road, Newbury RG14 2QG

1. Description of development

As part of the amended plans received 17.12.2025, the originally proposed extension of the existing garage was removed from the proposal. Agreement to the below amended descriptions of the development was confirmed via email on 19.12.2025:

- 25/01669/FUL: Conversion of buildings to form 3 residential dwellings and associated works. (Reconsideration of application reference 24/02422/FUL following the High Court Consent Order dated 9th July 2025).
- 25/01670/LBC: Conversion of buildings to form 3 residential dwellings and associated works. (Reconsideration of application reference 24/02423/LBC following the High Court Consent Order dated 9th July 2025).

2. Clarification of site boundary and private amenity space

Paragraphs 6.9 and 6.36 of the committee report refer to land adjoining the barn to the west as amenity space. This area is an existing gravel carpark and lies outside of the Location Plan red line for this application and therefore is not part of the proposal to change the use to residential and does not form proposed residential amenity space.

Private amenity space within the red line for use by proposed residents would be provided south of the access and to the front of Unit 3. The proposed amenity space provided is considered to be of sufficient size and quality in accordance with Policy DM30.

3. Insulation condition - 25/01670/LBC

Upgraded insulation is not proposed, however in the event that this is required further details can be secured by condition under the application for listed building consent. In addition to those listed in the committee report (see Page 30 of the Public Document Pack), it is recommended that the following condition is attached to **25/01670/LBC**.

7	Insulation No new insulation shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works to the ceiling shall incorporate and be undertaken in accordance with the approved details. Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review 2023-2041.
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4. SuDs

Following the Committee site visit, the applicant has clarified that the sump pump to the rear of the buildings collects surface water from the tarmacked area and pumps it out when full.

Further to this verbal clarification, the Principal Drainage Engineer visited the site on 17th February 2026 to assess the existing drainage situation. They have advised that a revised FRA is required to explain the purpose of the pump and to demonstrate that its removal will not adversely affect the site or surrounding area. The FRA must also clarify what measures will be implemented to protect the property from potential flooding originating from the driveway.

Members are advised that complete and accurate FRA's should be submitted prior to determination of an application; therefore, it is not possible to secure this requirement by condition.

It is therefore recommended that Members delegate authority to the Development Manager to GRANT PLANNING PERMISSION, subject to the resolution of the drainage issues as set out below.

5. Updated Recommendation for 25/01669/FUL

To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the satisfactory resolution of surface water drainage matters, 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), and conditions listed in section 8 of the agenda report (or minor and inconsequential amendments to those conditions authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee) and any additional conditions required by the LLFA.

OR, if the drainage matters are not adequately addressed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reason listed below:

Refusal Reason

It has not been conclusively demonstrated that a satisfactory arrangement for disposing of surface water can be achieved and consequently a risk of flooding would remain as a result of the development proposed. Therefore, the application runs contrary to Policy SP6 of the West Berkshire Core Strategy (2006-2026) as well as the National Planning Policy Framework.

WESTERN AREA PLANNING COMMITTEE

18.02.2026

UPDATE REPORT

Item No: 4(2) **Application No:** 25/01630/FUL **Page No.** 35-53

Site: Pound Court, Pound Street, Newbury RG14 6AA

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Clarification of the Site Address

The application site is defined by the red line on the site location plan. The application form has provided the address as 2 Pound Court. When the application was registered the planning registration Team spoke to the agent to confirm the address. He confirmed that it is 2 Pound Court however we only have 2 Pound Street and Pound Court on our system, therefore we registered it as Pound Court as it is most accurate.

3. Foul Water Drainage

The application form indicates that foul sewage is to be disposed of via the mains sewer. The agent has confirmed that this will be using the existing drainage system and so no new connection is proposed to be made to the existing foul water drainage system.

4. Number of Attendees

A table has been provided within the Planning Statement setting out the number of people who generally attend. Not everyone arrives and leaves at the same time, as an individual's prayers only last between 10 to 15 minutes, and not everyone attends all prayers.

Prayer/Activity	Time Window		Number of people
Fajr	5:00 am	6:00 am	10 to 15
Zuhr	12.30 pm	1.30 pm	15 to 20
Asr	4:00 pm	5:00 pm	10 to 15
Magrib	6:00 pm	7:00 pm	15 to 20
Isha	7:00 pm	8:00 pm	15 to 20
Friday Prayer	1:00 pm	1.30 pm	50 to 60
Friday Prayer	1.30 pm	2:00 pm	50 to 60
Children School - Thursdays	4:00 pm	6:00 pm	20 to 30
Children School - Friday	4:00 pm	6:00 pm	20 to 30
Children School - Saturday	1:00 pm	3:00 pm	20 to 30
Children School - Sunday	1:00 pm	3:00 pm	20 to 30

5. Existing Mosque

The application only covers the area outlined in red on the submitted location plan. We've been told that the proposal is simply for relocating the existing premises. The agent has confirmed that the current building is leased to the Bangladeshi Welfare Centre, and that the applicants own the new application site.

However, the existing building sits outside the application boundary. Even if planning permission is granted and carried out, the lawful use of that existing building will stay as Class F1, and we have no control over who occupies it in the future, whether that's the current tenants or someone else.

It should be emphasised that what happens to the current site, once the applicant relocates and their lease expires (or is surrendered etc) is a matter for the owner of that site and is not a material planning consideration for this application.

WESTERN AREA PLANNING COMMITTEE 18TH FEBRUARY 2026

UPDATE REPORT

Item No: (3) **Application No:** 25/01921/HOUSE **Page No.** 55-75

Site: Western Lodge, West Woodhay, RG20 0BH

1. External Lighting

The lighting of the trees has not been included within the external lighting condition as it does not form part of the development proposal. This lighting is existing domestic illumination, which does not require planning permission. As such, imposing a condition relating to this element would not meet the tests for planning conditions set out in the Planning Practice Guidance, as it would not be necessary, relevant to the development to be permitted, or reasonable

It is noted that there was historically a pond on the site; however, its removal does not require planning permission.

2. Informatives

An additional informative is recommended to clarify that any works shown outside the red line boundary do not form part of, and are not approved by, this decision.

“The permission only relates to works within the red line boundary; any works shown on the plans outside this line are not part of the application.”

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