

# Notice of Meeting

---



Scan here to access the public documents for this meeting

## **Supplemental Items for Eastern Area Planning Committee**

**Wednesday 8 April 2026 at 6.30pm**

In the Council Chamber Council Offices  
Market Street Newbury



**Agenda - Eastern Area Planning Committee to be held on Wednesday 8 April 2026**  
(continued)

**To:** Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),  
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,  
Justin Pemberton, Vicky Poole and Clive Taylor

**Substitutes:** Councillors Jane Langford, Janine Lewis, Tom McCann, Biyi Oloko,  
Christopher Read and Joanne Stewart

---

# Agenda

## Part I

Page No.

- |     |  |       |
|-----|--|-------|
| (1) | <b>25/00912/FUL at Appletrees, Chapel Row, Reading, RG7 6PB</b>  | 5 - 8 |
|     | <b>Proposal:</b> Erection of two standalone supported living units, staff facility, elevational external and internal alterations to the existing activities building and conversion to a self catering unit associated with the existing care facility. |       |
|     | <b>Location:</b> Appletrees, Chapel Row, Reading, RG7 6PB  |       |
|     | <b>Applicant:</b> Choice Holdings Limited  |       |
|     | <b>Recommendation:</b> To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in this report   |       |

### 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.



**West Berkshire**  
C O U N C I L

**Agenda - Eastern Area Planning Committee to be held on Wednesday 8 April 2026**  
*(continued)*

*Sarah Clarke.*

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 telephone (01635) 519462.



**West Berkshire**  
C O U N C I L

This page is intentionally left blank

## EASTERN AREA PLANNING COMMITTEE 08<sup>TH</sup> APRIL 2026 UPDATE REPORT

<b>Item No:</b>	(1)	<b>Application No:</b>	25/00912/FUL	<b>Page No.</b>	11-33
<b>Site:</b>	Appletrees, Chapel Row, Reading, RG7 6PB				

---

### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

### 2. Point of Clarification

Page 20 of the agenda states that the nearest neighbouring property is over 180m away to the south. There is however a residential use immediately to the north east of the application site. The existing day room lies in close proximity to this boundary. This building has been in place since pre-2000 and has been used for day time activities by residents. The proposal seeks to change the use of this building to allow for it to be occupied as an entirely self contained living unit. The proposed residential use of the building is compatible with the residential use on the neighbouring site. This close proximity does not change the conclusions of the report which confirm that the proposed use can be accommodated without harm to the amenity of neighbouring occupiers.

The staff accommodation is required to provide care for those living within the self contained units at night. At present carers live in the main house with residents however it is important that dedicated staff are accessible to those living in the self contained units and there is a level of surveillance of the site over night. Whilst general shifts and needs could vary, the unit size allows for two members of staff to be on duty over night, as well as staff having space for breaks during the day.

No tree removal is required to accommodate the development. A landscaping condition has been attached.

### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

This page is intentionally left blank

# EASTERN AREA PLANNING COMMITTEE

08.04.2026

## LIST OF SPEAKERS

<b>Item:</b> 4(1)   <b>Application:</b>   25/00912/FUL <b>Page No:</b> 11-33 <b>Site:</b> Appletrees, Chapel Row, Reading, RG7 6PB	
<b>Presenting Planning Officer:</b>	Emma Nutchey
<b>Parish Council representative:</b>	N/A
<b>Objector(s):</b>	Mr James Bywater
<b>Supporter(s):</b>	N/A
<b>Applicant/Agent:</b>	Ridge and Partners LLP – James Smith
<b>Ward Member(s):</b>	Councillor Chris Read

This page is intentionally left blank