

Supplemental Items for Western Area Planning Committee

Wednesday 19 August 2026 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I		Page No.
4.	Schedule of Planning Applications <i>(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).</i>	3 - 4
(2)	26/00854/PIP Land To The Rear Of 13 Woodside Newbury Proposal: Erection of a minimum of 1 single storey dwelling and a maximum 1 single storey dwelling. Location: Land To The Rear Of 13 Woodside Newbury Applicant: Mr J Clarke Recommendation: To DELEGATE to the Development Manager to GRANT PERMISSION IN PRINCIPLE.	5 - 6
(3)	26/00858/HOUSE 3 Blake Road Hermitage Thatcham RG18 9WN Proposal: Loft conversion and insertion of rooflights. Location: 3 Blake Road Hermitage Thatcham RG18 9WN Applicant: Mr and Mrs Tandon Recommendation: Approval	7 - 8



Supplemental Items
Western Area Planning Committee to be held on Wednesday 19 August 2026 *(continued)*

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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**WESTERN AREA PLANNING COMMITTEE
DATED 19 08 2026**

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 Item (1) 26/00036/MDOPO Street Record, Spring Meadows, Great Shefford, Hungerford Pages 5-14

Part 2 N/A

Part 3 Item (2) 26/00854/PIP Land To The Rear Of 13, Woodside, Newbury Pages 17-29
Item (3) 26/00858/HOUSE 3 Blake Road, Hermitage, Thatcham RG18 9WN Pages 31-45

Part 4 N/A

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WESTERN AREA PLANNING COMMITTEE 19 AUGUST 2026 UPDATE REPORT

Item No:	4(2)	Application No:	26/00854/PIP	Page No.	17-29
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Site: Land to the rear of 13 Woodside, Newbury

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Representations

Since publication of the committee report an additional representation has been received objecting to the development and raising issues as already summarised in the agenda report.

3. National Planning Policy Framework (NPPF) Update

Since publication of the committee report, a revised NPPF has also been published (publicised on 17th August 2026). Officers have reviewed the proposal against the new national decision-making policies and are satisfied that the recommendation remains unchanged. The proposal would provide a single dwelling within the defined settlement boundary of Newbury and therefore supports the Framework's objectives of delivering sufficient housing (HO policies) and making effective use of land within existing settlements (L policies). The site occupies a sustainable location within the urban area and would contribute to the efficient use of previously developed/residential land.

The proposal is also consistent with the relevant development management policies within the revised Framework. The site benefits from an existing access and no objection in principle has been raised by the Highway Authority, consistent with the objectives of the sustainable transport policies (TR). Furthermore, no evidence has been presented to demonstrate that flood risk, trees, biodiversity or other environmental considerations represent a fundamental constraint to residential development of the site in principle, having regard to the managing flood risk policies (F) and natural environment policies (N). Matters relating to layout, design, residential amenity, biodiversity enhancements, drainage and tree protection would be considered in detail through any subsequent Technical Details Consent application, consistent with the well-designed places policies (DP). As such, officers remain satisfied that the proposal accords with the relevant provisions of the revised NPPF and that the recommendation to grant Permission in Principle remains appropriate.

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WESTERN AREA PLANNING COMMITTEE 19 AUGUST 2026 UPDATE REPORT

Item No:	4(3)	Application No:	26/00858/HOUSE	Page No.	31-45
Site:	3 Blake Road, Hermitage, Thatcham, RG18 9WN				

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Representations

Concerns were raised at the Western Area Planning Committee site visit that representations submitted were not available to view on the public access website. Officers have checked and can confirm that all the representations received have been and are publicly available to view under the 'Comments' tab for the application. All representations received have been considered in full in reaching officer's recommendation.

3. National Planning Policy Framework (NPPF) Update

Since publication of the committee report, a revised NPPF has been published. Officers have reviewed the proposal against the new national decision-making policies and are satisfied that the recommendation to approve planning permission remains unchanged. The proposal relates to a modest householder development comprising a loft conversion and the insertion of rooflights within an existing dwelling. It would make efficient use of the existing building, without extending its footprint or materially increasing its bulk or massing, and is therefore consistent with the Framework's policies relating to sustainable development and the effective use of land (S and L policies).

The proposal is also considered to accord with the NPPF's development management policies for well-designed places (DP policies), sustainable transport (TR policies) and conserving and enhancing the natural environment (N policies). The rooflights are modest in scale and design, would not result in unacceptable harm to the character or appearance of the dwelling or surrounding area, and are consistent with the established character of Blake Road. The Local Highway Authority has raised no objection and there is no evidence that the proposal would give rise to an unacceptable impact on highway safety. Furthermore, the Tree Officer has confirmed that the proposal is unlikely to adversely affect nearby protected trees, and biodiversity enhancements are proposed through the provision of a bat box. The proposal would not result in unacceptable impacts on neighbouring amenity, and no other environmental constraints have been identified that would justify withholding planning permission. Accordingly, officers remain satisfied that the proposal complies with the relevant provisions of the revised NPPF and that the recommendation for approval remains appropriate.

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