

Notice of Meeting



Western Area Planning Committee

Wednesday 21 January 2026 at 6.30 pm

in the Council Chamber, Council Offices,
Market Street, Newbury, RG14 5LQ

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 20 January 2026 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

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(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

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1. **Apologies for absence**

To receive apologies for inability to attend the meeting (if any).

2. **Minutes**

To approve as a correct record the Minutes of the meeting of this Committee held on 22 October 2025.

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3. **Declarations of Interest**

To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).

4. **Schedule of Planning Applications**

(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) **25/01081/FUL - High Street, Church Lane, Chieveley, Newbury**

13 - 58

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



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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.

(2) **25/00083/FULMAJ - Frenchmans View, Upper Lambourn, Hungerford, RG17 8QW** 59 - 94

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 GRANT PLANNING PERMISSION subject to the conditions listed below.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.



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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