

Notice of Meeting



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Western Area Planning Committee

Wednesday 18 February 2026 at 6.30 pm

in the Council Chamber Council Offices
Market Street Newbury

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 Tuesday 17 February 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 10 February 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.



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday 18 February 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, Carlyne Culver, Billy Drummond and Stuart Gourley

Agenda

Part I

Page No.

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 21 January 2026.
The minutes of the previous meeting will be to follow.
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) **25/01669/FUL And 25/01670/LBC Hambridge Farm, Hambridge Road, RG14 2QG** 5 - 34
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** 35 - 54
Proposal: Change of use of 2 Pound Court from commercial (Use Class E) to a Place of Worship (Use Class F1).



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

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** 55 - 76

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

Background Papers

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>

1. Other local planning policies, including supplementary planning documents: <https://www.westberks.gov.uk/planning-policy>
2. The National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
3. The Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>
4. 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.
5. Any previous planning applications for the site: <https://publicaccess.westberks.gov.uk/online-applications>
6. 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.