

Notice of Meeting



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Eastern Area Planning Committee Wednesday 5 August 2026 at 6.30pm In the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: [Link to Eastern 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 4 August 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 28 July 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.



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Agenda - Eastern Area Planning Committee to be held on Wednesday 5 August 2026
(continued)

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

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

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 5 - 10
To approve as a correct record the Minutes of the meeting of this
Committee held on 1 July 2026.
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) **Application No. and Location: 25/01252/FUL, Land at Apple Tree
Cottage, Pangbourne Road, Upper Basildon, Reading** 11 - 42
Proposal: Erection of one detached 5-bedroom dwelling,
alongside the demolition and replacement of an
existing garage building.
Location: Land at Apple Tree Cottage, Pangbourne Road,
Upper, Basildon, Reading.
Applicant: Elegant Homes (Chilterns) Ltd
Recommendation: Approval subject to conditions and legal agreement.



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(continued)

- (2) **Application No. and Location: 25/02375/FUL, Churn Lodge, Wantage Road, Streatley, Reading** 43 - 70
- Proposal:** Proposed new dwelling including new landscaping and parking.
- Location:** Churn Lodge, Wantage Road, Streatley, Reading, RG8 9LA.
- Applicant:** Nigel Parsons
- Recommendation:** Approval subject to conditions and legal agreement.

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.

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.



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