

Welford • Hoe Benham • Easton

Welford Parish Council

Weston • Wickham • Halfway

**Minutes of the Extraordinary Planning Meeting of the Council held on Tuesday 21st April 2026 at
7:45pm in Wickham Village Hall**

Present: Cllr Henry Burgoyne-Probyn (Chair), Cllr Martyne Ellard (Vice Chair), Paul Stanley.

In attendance Angela Boyce (Clerk)

- 1. To receive apologies for absence** Apologies of absence were received from Councillors Sam Bell and Sam Kynaston and District Councillors Denise Gaines, Denis Benneyworth and Tony Vickers.
- 2. To receive any Declarations of Interest.** There were no declarations of Interest.
- 3. OPEN FORUM.** There was nothing to report.

4. Planning

4.1 Applications

26/00451/FUL Richens Sporting Lodge, Bath Road, Halfway, Newbury RG20 8NG Change of use from shooting and corporate functions to tourist accommodation use class C1 guest house. There was a discussion, There were no objections from the Parish Council.

26/00682/FUL Halfway Inn, Bath Road, Halfway, Newbury RG20 8NR. Partial change of use of ground floor of the existing public house (Sui Generis) to a mixed-use comprising public house and Class E(g)(i) office use.

There was a discussion, There were no objections from the Parish Council.

26/00622/FUL Sole Wood, Easton Hill, Easton, Newbury. Use of land for events, including the erection of tipis, catering tent, ceremony structure, toilet trailer and associated car parking.

The Parish Council have no objections. However, we do have the following concerns. We would like clarity on the footpath going through Sole woods and assurance that it would not be adversely impacted by increased vehicle traffic. In addition we share the concerns raised by the archaeologist about the possible contamination of the land owing to WW2 activity on the site.

26/00541/HOUSE Elton House, Weston, Newbury, RG20 8JG. Conversion of part of existing garage to provide residential annexe and erection of carport. Section 73 application to vary condition 2 'plans' of Planning Permission 25/01115/HOUSE.

There was a discussion, The Parish Council have no comments.

4.2 Decisions

26/00233/FUL Welford Park Cricket Ground, Welford Road, Wickham, Newbury
Installation of solar panels to main roof of club house. **Permission granted.**

4.3 Planning applications and decisions received after the agenda has been published.

There being no further business, the Chair declared the meeting closed at 20:56pm