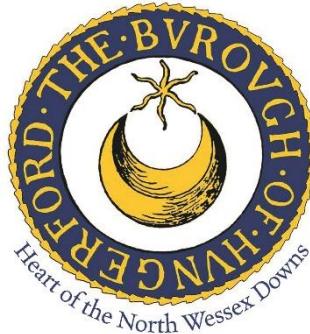


HUNGERFORD TOWN COUNCIL

The Mayor
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6th January 2026

To: Cllrs Fyfe, Hudson, Simpson, Winser, Carlson, Cole, Armstrong, Brunning, Mulholland & Hall.

Also, to all other Councillors for information including District Councillors and press.

You are summoned to a meeting of the **Environment and Planning Committee** to be held on **Monday 12th January 2026** commencing at 7.00 pm in the Library building, Hungerford.

All planning documents relating to items 11 and 12 are available on the West Berkshire Council planning portal:

[West Berkshire Council Planning and Business Control Services](#) and [West Berkshire Council Appeals](#)

The meeting is open to the press and public. **At 7.00 pm there will be a public forum to allow questions from the electors.**

*Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda, providing they do so within the 15 minutes allotted time period (limited to 3 minutes per speaker) given at the beginning of each meeting. **Any questions should be submitted in advance by 2pm on the day of the meeting.** Public will not be permitted to interrupt, question or participate at any other point during the meeting unless invited to do so by the Chair. Timings will be at the discretion of the Chair.*



Mrs C Barnes
Town Clerk

AGENDA

EP2026001 Apologies for absence

EP2026002 Declarations of interest

EP2026003 Approval of Minutes of the Meeting held on Monday 8th Dec 2025 and update on actions

EP2026004 Any Health & Safety issues of concerns

EP2026005 Co-opt of Cllr Day to E&P Committee

EP2026006 Blue Plaque Process – Cllr feedback

EP2026007 Ref: 25/01759/FUL - Unit 3 Everland Road Hungerford RG17 0DX – Discuss HTC's comments being ignored by WBC Planning Department

EP2026008 LCRS Risks – Cllrs to discuss and agree E&P Risks

EP2026009 Discuss 25/01687/FUL - 14 Charnham Street if required

EP2026010 Appeals:

Ref: 24/02080/FUL

Address: Hungerford Park Estate Hungerford Park

Proposal: Retrospective in part application for the retention of external alterations to Barns A and B, and the insertion of 4 No. new windows to Barn B

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

Ref: 25/01833/HOUSE

Address: 6 Lourdes Crescent

Proposal: Retrospective approval of single storey rear extension

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

EP2026011 Planning applications:

a)

Ref: 25/02804/FUL

Address: Land South Of Kennet and Avon Canal and North Of Tesco, Everland Road, Hungerford,

Proposal: Erection of residential development comprising 6 semi-detached houses, 1 detached house, with associated access road, parking, and landscaping

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

EP2026012 Case Officers Reports and Conditions imposed by WBC

a)

Ref: 25/02200/FUL

Address: Hungerford Rugby Club, Triangle Field, Priory Road, Hungerford

Proposal: Installation of 2 x containers onto the car park area. They will be used as storage units by Hungerford Town Council specifically for dressing Christmas trees and for storage of sports or recreational equipment and associated items.

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

HTC: No Objection

WBC: Granted

b)

Ref: 25/01759/FUL

Address: Unit 3, Everland Road, Hungerford, RG17 0DX

Proposal: Proposed new 3-bay workshop following demolition of existing workshop.

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

WBC: Granted

HTC: Hungerford Town Council supports this application on the basis that the criteria set out in paragraphs 5 & 6 of The National Planning Policy Framework and Policy CS14 & CS13 respectively of the West Berkshire Core Strategy 2006-2026 are adhered to. In summary: No demolition or construction works shall take place outside the hours of 7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays No work shall be carried out at any time on Sundays or Bank Holidays No deliveries by heavy goods vehicles associated with the demolition and construction operations shall be taken at or dispatched from the site before 09.30 or between 14:45 and 15:45 on any given Monday to Friday.

Conditions attached: The development hereby permitted shall begin not later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). 2. The development hereby permitted shall be carried out in accordance with the following approved plans/documents: Location Plan received 04.08.2025 Block plan received 04.08.2025 Proposed floor plans and elevations ref: 3382-02B received 04.08.2025 Reason: For the avoidance of doubt and in the interest of proper planning. 3. The materials to be used in the development hereby permitted shall be as specified on the plans and/or the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture. Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7 and DM31 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006). 4. Prior to the new workshop being brought into use, surface water drainage measures shall be linked to the existing drainage infrastructure including oil filtration traps where appropriate. Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system. This condition is applied in accordance with the National Planning Policy Framework, Policies SP6 and DM31 of the West Berkshire Local Plan Review 2023-204. 5. The premises known as Hungerford Service Centre Garage shall be used for vehicle repairs and for no other purposes including any other purpose in Class B2; of the Schedule of the Town and Country Planning (Use Classes) (Amendment) England Regulations 2020 or any subsequent amendment to this Order. Reason: Any other use may not be acceptable on the site in accordance with the National Planning Policy Framework, Policies SP7 and DM31 of the West Berkshire Local Plan Review 2023-204

Response from WBC 17/12/25: *“Hungerford Town Council comments were taken into account for the assessment of the application and noted in the officer’s report. A recommendation for approval without including a construction hours condition was put forward and agreed by the Development Control Manager.*

Please note that construction noise issues are also covered under separate legislation, separate from planning permission conditions”.

24/12/25 An Email has been sent to WBC seeking an update on “what are the hours restrictions? And what hours of working are actually expected”

Cllrs to consider WBC’s response to HTC’s Consultee Comments

c)

Ref: 25/02387/COND

Address: 11 Sarum Way, Hungerford, RG17 0LJ,

Proposal: Approval of details reserved by Condition (3) Materials of planning permission

22/02720/FUL: Erection of one new dwelling with associated parking and relocated car parking for existing dwelling.

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

WBC: Refused

HTC: Recorded on WBC Portal - There were no consultations requested for this application.

Conditions attached: Condition 3: Materials The details submitted in relation to Condition 3 are hereby refused by the Local Planning Authority. Reason: Cumulatively, the noticeably contrasting use

of materials to those in the immediate area surrounding development, particularly the proposed brick, tile, dormer cheek, and window and door frame materials, would result in a development that would be at odds with, and incongruous to, the surrounding area and street scene. Such a contrasting use of material throughout the proposed development would result in harm to the character and appearance of the area, contrary to Policy SP7 of the Local Plan Review 2023-2041, as well as the NPPF and the National Design Guide. Details considered:- Schedule of Materials dated October 20235 and produced by Hungerford Design Ltd. received 15 October 2025. To comply with this condition, no development above ground floor slab level shall take place until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority.

Cllrs to note WBC's reasons for refusal.

d) **Ref:** 25/02305/LBC
Address: House, 29- 30 Charnham Street, Hungerford, RG17 0EJ
Proposal: Proposed internal insulation to external walls to meet 0.30 uValue
Link: [Planning Documents \(westberks.gov.uk\)](https://westberks.gov.uk/planning/documents)
WBC: Approved
HTC: No objection

e) **Ref:** 25/02491/COND
Address: Station Yard, Station Road, Hungerford, RG17 0DY
Proposal: Application for approval of details reserved by condition11(SuDs) of approved 17/03506/FULD (7 dwellings).
Link: [Planning Documents \(westberks.gov.uk\)](https://westberks.gov.uk/planning/documents)
WBC: Refused
HTC: HTC did not receive a Consultee Comments request from WBC

f) **Ref:** 25/02462/FUL
Address: Former 20, Prospect Road, Hungerford, RG17 0JL
Proposal: Demolish existing house and car port, 2 new semi-detached houses. Section 73 Application to vary condition 2 (Approved Plans) of approved Reference Number: 21/01131/FULD. Updated parking layout for 4no total spaces at the front of the properties, with the rear parking removed. Amended block plan, reference: 3063-02C Block Plan.
Link: [Planning Documents \(westberks.gov.uk\)](https://westberks.gov.uk/planning/documents)
WBC: Approved – Conditions include: No dwelling shall be occupied until vehicle parking spaces for that dwelling have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking spaces shall be kept available for [parking and manoeuvring] (of private cars and/or private light goods vehicles) at all times. Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19 and DM44 of the West Berkshire Local Plan Review 2023 2041.
HTC: Hungerford Town Council has no objection to this planning application subject to the condition that residents park in the 4 allocated parking spaces at the front of the property.

g) **Ref:** 25/02390/FUL
Address: Land West Of 14 Upper Eddington, Upper Eddington,
Proposal: Creation of a new detached 2-storey dwelling with associated landscaping, including new vehicular access and driveway
Link: [Planning Documents \(westberks.gov.uk\)](https://westberks.gov.uk/planning/documents)
WBC: Refused
HTC: Given that this application is very much in line with a previously approved application, HTC does not object to this planning application, subject to the following conditions: Site Contamination:

West Berkshire Council must confirm that there is no contamination on the site, as contamination had previously been identified on a neighbouring site. Access for Neighbouring Residents: The front access for neighbouring residents should be reviewed and re-sited if necessary. The HTC Planning Committee also recommends that you investigate the two adjacent properties for any historical contamination and provide confirmation that no residual contamination remains on the site

h)

Ref: 25/02051/HOUSE

Address: Sanham House, Sanham Green

Proposal: Partial demolition, erection of single storey side extensions, and external alterations to existing house.

Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))

WBC: Approved

HTC: No objection