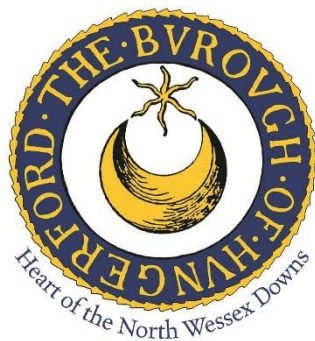


HUNGERFORD TOWN COUNCIL

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Draft MINUTES of the **Environment and Planning Committee** meeting held on Monday 12th August 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Keates, Hudson, Simpson, Carlson, Cole, Armstrong, Coulthurst & Montgomery
Also in attendance: Deputy Town Clerk (DTC) and members of the public representing Eddington Mill House.

EP2024038 Apologies for absence – Cllrs Winser & Gaines

EP2024039 Declarations of interest – Cllr Fyfe EP2024043

EP2024040 Approval of Minutes of the Meeting held on Monday 8th July 2024 and update on actions.

Proposed: Cllr Coulthurst

Seconded: Cllr Keates

Resolution: Minutes of meeting held on Monday 10th June 2024 were approved as a true record with 2 abstentions. No actions are outstanding.

Cllr Fyfe opened the meeting at 7pm welcoming members of the public as well as HTC Cllrs and District Cllrs.

EP2024041 Planning applications:

- a) **24/01193/FUL** Mr & Mrs Johnston, 29-30 Charnham Street Hungerford RG17 0EJ
Proposal: to change of use of part of ground floor and first floor, from shop-E(c)(iii) to dwelling house-C3, with minor internal opening alterations to change from separate properties into one dwelling.
Link: [Planning Documents \(westberks.gov.uk\)](http://www.westberks.gov.uk)
(extended 13/8)

It was noted by Cllr Fyfe that there were no proposed external alterations only minor alterations.

Proposed: Cllr Coulthurst

Seconded: Cllr Keates

Resolution: HTC has no objection to this planning application

24/01194/LBC – Details are above [Planning Documents \(westberks.gov.uk\)](http://www.westberks.gov.uk)

Proposed: Cllr Coulthurst

Seconded: Cllr Keates

Resolution: HTC has no objection to this planning application

- b) **24/01237/HOUSE** (No Name listed) 50 Jethro Tull Lane, Hungerford RG17 0UH
Proposed conservatory
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
extended 13/8
- Proposed:** Cllr Simpson
Seconded: Cllr Montgomery
Resolution: HTC has no objection to this planning application
- c) **24/01373/HOUSE** Mr & Mrs Davis, 41 Park Way Hungerford RG17 0BB
Proposal: Single storey rear extension.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
extended 13/8
- Proposed:** Cllr Keates
Seconded: Cllr Coulthurst
Resolution: HTC has no objection to this planning application
- d) **24/01377/HOUSE** Mr & Mrs Jolliffe, 41 Priory Ave Hungerford RG17 0BE
Proposal: New garage and single storey rear extension|41 Priory Avenue Hungerford RG17 0BE
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
extended 13/8
- It was confirmed that the new garage is replacing the old shed.
- Proposed:** Cllr Armstrong
Seconded: Cllr Simpson
Resolution: HTC has no objection to this planning application
- e) **24/01313/HOUSE Mr & Mrs Rees**, 21 Sanden Close, Hungerford RG17 0LA
Proposal: Single-storey rear extension and garage roof re-alignment
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
- Proposed:** Cllr Montgomery
Seconded: Cllr Coulthurst
Resolution: HTC has no objection to this planning application
- f) **24/01386/HOUSE** Bonnie Ham, 105 High Street, Hungerford RG17 0NB
Proposal: Like-for-like replacement front windows
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
- Proposed:** Cllr Simpson
Seconded: Cllr Keates
Resolution: HTC has no objection to this planning application
- g) **24/01387/HOUSE** Bonnie Ham, 106 High Street, Hungerford RG17 0NB
Proposal: Like-for-like replacement front windows.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
- Proposed:** Cllr Simpson
Seconded: Cllr Keates
Resolution: HTC has no objection to this planning application

- h) **24/01518/AGRIC** Mr Trevor Howard, Land South Of Little Hidden Farm Wantage Road Newtown Hungerford
Proposal: Application to determine if prior approval is required for a proposed: New building The structure being proposed is a workshop and store for tools for green wood working and management of the woodland around the farm. The tools are used for green wood working, coppicing and some habitat clearance for the Duke of Burgundy butterfly. The structure will be an open sided shelter with a symmetric two pitch roof. The shelter to be 5 metres wide across the 2 pitches, 9 metres long, 2 metres high at the eaves and 3 metres high at the ridge. The roof to be of green steel box profile on a wooden frame supported on wooden pillars. Each of the wooden pillars to be mounted in a concrete foundation. The structure will be located in the former chicken run to the south of the farmhouse garden & goose run, approximately 50 metres from the farm house. During the summer it will be hidden by the foliage on the scrub & trees in the former chicken run. During winter it may be visible from the farmyard only and even then, only if you know where to look.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- CLlr Fyfe confirmed that approval had already been granted by WBC so no decision was required from HTC.

EP2024042 Case Officers Reports

- a) **23/02586/FUL** Mr David Withers, Land Adjacent To 123 Strongrove Hill Hungerford
Erection of a single detached three bedroom house (125 Strongrove Hill) and associated works|
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Refused
HTC: proposed no objection to planning application
- b) **23/01492/FUL** Denford Park Pastures East |Land Approximately 400 Metres West Of Dark Lane and South Of Denford Lane Upper Denford Hungerford
Erection of equestrian workers dwelling; with associated parking, turning, landscaping, private amenity space and access.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: amended previous comments (which were submitted on the 11th of July). The correct comment on this application should read: " HTC propose objection to the application because it sits outside the settlement boundary and does not meet the rural working criteria. Additional clarity is also required on animal welfare vs value of livestock and that the applicant could consider alternative security measures. Request to call this in".
- c) **23/02591/HOUSE**| Mrs Susan Acworth, Little Hidden Farm Wantage Road Newtown Hungerford RG17 0PN
Two storey rear extension, new bathroom in existing roof space and replacement roof coverings.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: Support
- d) **24/00751/HOUSE**| Mrs Teresa Smith, 21 Ramsbury Drive Hungerford RG17 0SG
Single storey rear extension|
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: Support
- e) **24/01080/FUL**| Cakewood Farm Bath Road Hungerford RG17 0SR
Proposal to make amendments to the extant consented scheme. Conversion of the cart shed and addition of mezzanine in the long barn.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: Support

- f) **24/00915/HOUSE** |Mr & Mrs Halfhead |63 Priory Road Hungerford RG17 0AW
Single storey rear/side extension
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents)
WBC: Approved
HTC: HTC has no objection to this planning application
- g) **24/00985/HOUSE** |Mr P Noon 10 Aldbourne Close Hungerford RG17 0SQ Ground floor infill extension to garage overhang including internal garage conversion
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents)
WBC: Approved
HTC: No objection
- h) **24/01296/COND**| Mr Ross Wotherspoon Station Yard Station Road Hungerford RG17 0DY Application for Approval of Details Reserved by Condition 4 (details and samples of all external facing materials) of planning permission 17/03506/FULD - Erection of 7 dwellings with associated new bin/cycle store, access road, landscaping and parking.
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents)
WBC: Approved
HTC: No comment listed

EP2024043

20/02993/FUL Eddington Mill House Mr John Willmott, Upper Eddington Hungerford RG17 0HL.

Discussion regarding access route and consideration of a Byway Open to All Traffic (BOAT) which enables public right of way for vehicular and all other kinds of traffic.

Cllr Fyfe presented an overview of the Access Route / Byway discussion which started over a year ago with an email from the Countryside Team West Berkshire Council.

A number of signs have recently appeared on the unnamed road stating ‘**Private Road/in Constant use, for safety, use Public Footpath**’ that have been erected at a number of places along the road and on fences towards the Mill. The footpath is positioned at the side of The Barn & Mill Cottage. The unnamed road is a tarmacked road, and the trees have been maintained by residents. It is not clear what legal process was followed before the signs were erected.

Cllr Fyfe confirmed that Land Registry stated that both Mill Cottage and The Barn had a “Right of Way with or without cycles or vehicles over and along the said Mill Road. Land Registry for Waterside Lodge stated “that the land has public access with the benefit of a right of way over the land / tarmac road as indicated in Cllr Fyfe’s presentation.

It was understood that Town & Manor have Rights for 2 cars in the parking area.

The signs had apparently been erected ‘out of concern for public safety’ requesting that people use the A338 or Upper Eddington Road where they could pick up the footpath. It was confirmed at the meeting that this would be an extended route.

It was questioned whether the original builder had positioned the boundary correctly and whether due legal process to obtain public access had been followed at the time the development was built.

Residents stated the road had been used for 20 years and was useful for residents to enable safe access to Hungerford Town Centre and confirmed that the ‘Private’ signs were a recent addition.

Residents confirmed that they want to be able to have access via foot, for the road to be safe for residents whilst having access to their properties rather than everyone having access.

It was agreed that the following Action would be taken, and HTC would email the Countryside Team, West Berkshire and express concerns regarding the unnamed road becoming a private road by default. The following statement was agreed:

HTC would like to express serious concerns regarding the unnamed road becoming a private road by default (as indicated by the recently erected but unapproved 'Private Road' signs).

We believe that residents would be best served by it becoming a Restricted Byway with permission for pedestrians to access routes A,B,C and B,X and for existing property owners and those with existing rights of access to be allowed to continue with the said rights.

Proposed: Cllr Simpson

Seconded: Cllr Cole

Resolution: Action for HTC to email above statement to Countryside Team, West Berkshire Council.

Meeting closed at 7.56pm