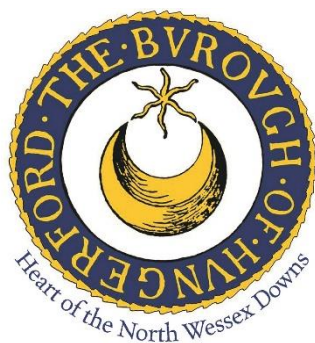


HUNGERFORD TOWN COUNCIL

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Draft MINUTES of the **Environment and Planning Committee** meeting held on Monday 9th December 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Keates, Simpson, Winsor, Armstrong, Cole, Coulthurst, Montgomery, Carlson (arrived later)
Also in attendance: Town Clerk (TC), District Cllrs Vickers (TV) and Gaines (DG)

EP2024059 Apologies for absence – Cllr Hudson and District Cllr Benneyworth.

EP2024060 Declarations of interest – Cllrs Cole, Coulthurst and Montgomery Ref: 24/02291/CERTP, 50 Kennedy Meadows.

EP2024061 Approval of Minutes of the Meeting held on Monday 11th November 2024 and update on actions.

Proposed: Cllr Simpson

Seconded: Cllr Winsor

Resolution: Minutes approved as a true record of the meeting held on 11th November with no outstanding actions.

EP2024062 Planning applications:

a) **Ref:** 24/00823/FULMAJ

Applicant: Archel Homes, Hungerford Railway Station Car Park, Station Road,

Proposal: Erection of 42 residential dwellings, alongside associated access works (including formation of new access from Station Road), parking, landscaping, open space, drainage and other associated works

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

Extension to deadline: 11th December granted.

DG advised this application will be going to the Western Area Planning meeting due to the changes required such as obscure glass and removal of balconies to prevent overlooking of the neighbouring properties. It was noted the number of dwellings is two less than the previous application and there is no change to the number of parking spaces: 43 are being provided of a total required of 46. There are 80 cycle spaces planned which is higher than the required 72. It is stated that the proposed access will not impede the pedestrian crossing. The footway outside the development will be widened to 1.8m. 30% affordable housing is offered equating to 13 dwellings.

Cllr Carlson entered.

Proposed: Cllr Coulthurst

Seconded: Cllr Simpson

Resolution: Support, with comments: 'It is disappointing that the developer has had to tolerate delays and changes to their plans.' 2 abstentions, remainder in favour.

- b) **Ref:** 24/02027/FUL
Applicant: Mr Toby Hunter, Hungerford Park Estate, Hungerford Park, Hungerford, RG17 0UU
Proposal: Retrospective: application seeking temporary 5 year permission for the siting of a railway carriage and storage containers; and use of Railway Carriage as part office/salesroom/tasting room.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
It was pointed out that the Conditions as part of the 2017 permission stated the carriages had to be removed within 5 years (Oct 22). They are still there 30 months on. Hungerford Park have failed to adhere to any of the Conditions set by WBC. The carriage is covered in graffiti, use of the site was specified to be 10am to 3pm which hasn't been adhered to and now Hungerford Park want to increase the use from 8am to 6pm – 5 additional hours per day. They have requested to renew the application for another 5 years and will paint the carriage green. Highways have requested clarification of movements from the site.
Proposed: Cllr Simpson
Seconded: Cllr Carlson
Resolution: Objection on the same grounds as HTC objected in 2017. In addition, we object because 17/02411/FUL is 30 months out of date, and we have no confidence that any new planning conditions will be met as the previous Conditions have been ignored. We have no objection to the 6 containers but understand there are eight on site and the two not on the application should be removed. In addition, Condition 4 of the 2017 application (Grant) specified use of the site from 10 – 3pm 'to ensure no wider commercial use is permitted on the site in this rural location in the AONB'. This has been totally ignored and the increase by 5 hours a day to 8 – 6 in the Hungerford Park Planning Statement, which essentially covers the whole site, is unacceptable and North Wessex Downs AONB should be consulted about the increased use of this site and the increase in hours regarding Dark Skies, security lighting, vehicle noise, dust etc.
- c) **Ref:** 24/02028/FUL
Applicant: Mr Toby Hunter, Hungerford Park Estate, Hungerford Park, Hungerford, RG17 0UU
Proposal: Retrospective: application for the change of use of residential outbuilding to a self-contained dwelling
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Proposed: Cllr Simpson
Seconded: Cllr Armstrong
Resolution: Objection due to the concerns outlined by environmental health which need to be adhered to. Also, we would query 4(b) on the CIL application form which seems to have been incorrectly completed.
ACTION: Write to Planning and the CIL department and query with them. We believe they have created a dwelling from what was a single storeroom.
- d) **Ref:** 24/02080/FUL
Applicant: Mr Toby Hunter, Hungerford Park Estate, Hungerford Park, Hungerford, RG17 0UU
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 \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Cllr Fyfe talked through the history of the application starting with the use of Barn A being objected to by the AONB as not for agricultural purposes. Three sides were then allowed to be built onto Barn A under a change of use. Barn B had a change of use to a wine shop. Objections to an application in 2012 resulted in it being withdrawn, however the changes were implemented anyway, with a mezzanine floor installed and units rented out. Highways objected to an application in 2013. A change of use under Part M was refused but finally went through. In 2015 Highways flagged a concern that there was a significant number of vehicles exiting the estate onto the Inkpen Road; the trip generation figures showed 114 a day. Since then, the site has expanded further in its use and has additional tenants with seasonal fluctuations in use. In 2024, four windows were inserted and the doors changed. Barn A and B no longer requires planning permission as the rules changed in 2015. The applicant could use another, safer location to enter and exit the site through the North exit onto

the Kintbury Road. TV advised he is happy to call in the application if it is likely to be approved as it is making a mockery of the planning system.

Proposed: Cllr Simpson

Seconded: Cllr Cole

Resolution: Objection based on the following four points:

- Dangerous exit onto Inkpen road. Highways refused an application **13/02003/PACOU** due to the dangers on the exit to Inkpen Road and Hungerford Park have increased use of this site. See also the 2015 trip generation figures part on 15/01540/CERTP; the 114 daily vehicle movements have significantly increased due to commercial activity. An alternative exit from the site is suggested using the safer North entrance. In addition:
- Light pollution from roof lights and security lighting.
- Lack of EV charging
- Increase in usage of the site from 10 – 3pm to 8am – 6pm.
- Lack of plan for the whole estate. There has been a steady incremental increase in the use of the estate and HTC would be grateful if WBC could request a whole estate plan.

e) **Ref:** 24/02247/HOUSE

Applicant: Mr & Mrs Edward Brayshaw, 4 Bourne Vale, Hungerford, RG17 0LL

Proposal: Single storey side extension and garage conversion.

Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Extension to deadline: 12th December

Proposed: Cllr Keates

Seconded: Cllr Montgomery

Resolution: No objection.

f) **Ref:** 24/02372/FUL

Applicant: Mr & Mrs Robert Dodson, 32 High Street, Hungerford, RG17 0NF

Proposal: Demolish part office and part residential, change of use to all residential including new rear 2 storey extension.

Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Extension to deadline: 12th December

Proposed: Cllr Winser

Seconded: Cllr Keates

Resolution: No objection.

g) **Ref:** 24/02196/REG4

Applicant: Andrea Hodgkin, Hungerford Library, Church Street,

Proposal: Solar PV roof panels

Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Extension to deadline: 11th December granted

Proposed: Cllr Simpson

Seconded: Cllr Keates

Resolution: Support.

Cllr Vickers (Ward Member) will call it in only if Planning Officers are likely to refuse.

h) **Ref:** 24/02395/COND – **FIO as WBC are not required to consult Parish councils on this application**

Applicant: Land Approximately 400 Metres West Of Dark Lane and South Of Denford Lane Upper Denford Hungerford

Proposal: Application for Approval of Details Reserved by Condition 3 (materials) of planning permission 23/01492/FUL - 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)

This was noted by the Committee.

- i) **Ref:** 24/02291/CERTP – **FIO as WBC state they are not required to consult Parish councils on this application**
Applicant: 50 Kennedy Meadow Hungerford RG17 0LR
Proposal: The proposal is for a rear conservatory extension in brick, timber and glass, projecting 3988mm from the rear of the house with a maximum height (lantern) of 3200mm
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
It was noted the Committee could comment only on a ‘matter of fact’ as the application is within permitted development rights. Committee had no comment.

EP2024063 Case Officers Reports were read out and noted.

- a) **Ref:** 24/02053/CERTP
Applicant: Mr Matthew Moore, 1 Hamblin Meadow
Proposal: New dormer window to rear roof slope to create new room in loft.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Refused certificate of Lawfulness
HTC: For info only
- b) **Ref:** 24/01014/FUL
Applicant: Mr Alfred Croft, 26 Charnham Street, Hungerford, RG17 0EJ
Proposal: 1 x new dwelling and conversion and extension of existing buildings into 3 x residential units including associated landscaping to the rear of 26 Charnham Street, Hungerford.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Granted Planning Permission
HTC: Strongly Support
- c) **Ref:** 24/01373/HOUSE
Applicant: Mr & Mrs Davis, 41 Park Way, Hungerford,
Proposal: Single storey rear extension.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Granted
HTC: No Objection
- d) **Ref:** 24/01577/HOUSE
Applicant: Mr James Sopp, 7 Shalbourne Close, Hungerford,
Proposal: Proposed porch.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Granted
HTC: No Objection
- e) **Ref:** 24/02046/HOUSE
Applicant: Mr James Stride, 3 Salisbury Road Hungerford RG17 0LG
Proposal: Air source heat pump installation (12kW)
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Granted
HTC: Supports
- f) **Ref:** 24/01657/CERTP
Applicant:, Mr Graham Brooker, 1 Townview, Fairview Road Hungerford RG17 0BP
Proposal: Replacement of wooden window frames and rear door to A+ rated double glazing with UPVC frames. This will achieve a significant improvement in the overall house thermal insulation

which can't be achieved by replacing the old, thin (and failed) glass / double glazing units in the existing frames

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

WBC: Approved

HTC: Not consulted

g) Ref: 24/02061/LBC

Applicant: 7 Oxford Street, Eddington, Hungerford, RG17 0ET

Proposal: Addition of waterproofing membrane, drainage channel & new stud wall to existing damp north facing kitchen/utility boundary wall

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

WBC: Approved

HTC: No Objection

h) Ref: 24/01714/COND

Applicant: Mr J Smith, 20 Prospect Road, Hungerford, RG17 0JL

Proposal: Approval of details reserved by Condition (8) Sustainable Drainage Measures of approved application 21/01131/FULD: Demolish existing house & carport, 2 new semi-detached houses

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

WBC: Approved

HTC: No Objection

i) Ref: 24/01776/HOUSE

Applicant: Mr & Mrs Pike, 37 Ramsbury Drive, Hungerford, RG17 0SG

Proposal: Rear extension 3m deep and new window to side elevation

Link: [Planning Document \(westberks.gov.uk\)](https://www.westberks.gov.uk)

WBC: Approved

HTC: No Objection

j) Ref: 24/01760/FUL

Applicant: Polly Moon, The Royal British Legion 20 Church Way Hungerford RG17 0JU

Proposal: Full planning permission for change of use of land to station a catering van and trade on Friday evenings throughout the year.

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

WBC: Approved

HTC: Supports

The meeting closed at 8.45pm.