

HUNGERFORD TOWN COUNCIL

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Draft MINUTES of the **Environment and Planning Committee** meeting held on Monday 13th May 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Keates, Winser, Hudson, Simpson, Cole, Armstrong, Coulthurst & Montgomery.

Also in attendance: Wendy Crookall, Deputy Town Clerk (DTC)

Members of the public, Mr R Davies attended on behalf of both 85 & 86 High Street and Mr N Lumley as owner of 34A & 35A High Street, Hungerford.

The meeting opened at 7pm with Cllr Fyfe welcoming Cllrs and members of the public.

EP2024022 Propose election of the following positions and receive signed declaration of office forms: Chair and Deputy Chair of Environment and Planning Committee.

Proposed: Cllr Simpson

Seconded: Cllr Armstrong

Resolution: Alistair Fyfe was reappointed as Chair unanimously with particular thanks given from Cllr Simpson for the Chair's dedication and sterling work over the last year.

Proposed: Cllr Simpson

Seconded: Cllr Armstrong

Resolution: Jerry Keates was unanimously reappointed Deputy Chair

EP2024023 Apologies for absence – Cllr Carlson & Hudson. Cllr Cusack's name removed from agenda list following his decision to leave the committee.

EP2024024 Declarations of interest – none – Cllr Fyfe - 24/00832/LBC Town Hall

EP2024025 Approval of Minutes of the Meeting held on Monday 13th May 2024 and update on actions.

Proposed: Cllr Simpson

Seconded: Cllr Keates

Resolution: Minutes of meeting held on Monday 13th May 2024 were approved as a true record with 2 abstentions.

EP2024026 Planning applications:

Cllr Fyfe gave a brief presentation on the key features of the planning applications for 85 & 86 High Street outlining that they are extremely old properties, circa 1449 and confirmed the proposal to replace pebble dash cement render and with rough lime render, painted in similar colours as present on the properties.

Cllr Fyfe invited the owner of 85 High Street to offer his views. Mr Davies confirmed that he is here to support both 85 & 86 High Street and that the plan was to restore the buildings frontage with a more sympathetic material. This would help resolve damp issues as the property dates back to medieval times (back half of the building) and the front is more 'modern'. The planned work would ensure the building was 'healthy' for future generations.

Cllrs were supportive of this application considering it essential for the preservation of the building.

a) **24/00799/HOUSE**

Applicant: Mr & Mrs Rob Davies, 85 High Street, Hungerford, RG17 0NA

PROPOSAL: Replace render to front elevation.

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

Proposed: Cllr Keates

Seconded: Cllr Coulthurst

Resolution: Support

24/00800/LBC

Applicant: Mr & Mrs Rob Davies, 85 High Street, Hungerford, RG17 0NA

PROPOSAL: Replace render to front elevation.

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

Proposed: Cllr Keates

Seconded: Cllr Coulthurst

Resolution: Support

b) **24/00801/HOUSE**

Applicant: Kate Edwards, 86 High Street, Hungerford, RG17 0NA.

Proposal: Replace render to front elevation.

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

Proposed: Cllr Keates

Seconded: Cllr Coulthurst

Resolution: Support

24/00802/LBC

Applicant: Kate Edwards, 86 High Street, Hungerford, RG17 0NA.

Proposal: Replace render to front elevation.

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

Proposed: Cllr Keates

Seconded: Cllr Coulthurst

Resolution: Support

- e) **24/00870/HOUSE**
Application name: Mr & Mrs Kingham, 2 Chilton Way, Hungerford, RG17 0JR
Proposal: first floor extension to create bedroom and bathroom with internal alterations
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Proposed: Cllr Armstrong
Seconded: Cllr Winsor
Resolution: Support

- f) **24/00644/HOUSE**
Applicant: Ms Healyfenton, 9a Church Street, Hungerford, RG17 0JG
Proposal: Garage Conversion & Internal Alterations
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Proposed: Cllr Keates
Seconded: Cllr Simpson
Resolution: No Objection. Councillors have requested that an Electric Car Charging Point to be included

- g) **24/00599/FUL**
Applicant: Mr Nigel Montgomery, 34A - 35A High Street, Hungerford
PROPOSAL: Installation of Ram Raid Bollards to front of shops
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Cllr Fyfe gave an overview of the planning application and Cllrs questioned whether the bollards would be in keeping with other bollards used in Hungerford High Street e.g. outside the Three Swans. There were no pictures of the actual bollards being considered which Cllrs felt they needed in order to make a decision. Cllrs questioned whether some of the bollards be fitted with Electric car charging sockets. Concern was also raised on the positioning of the bollards and whether buggies and wheelchairs would be able to use the pavement safely. Cllrs highlighted concern that given recent issues with the pavements in Hungerford, extra care would be needed when lifting and relaying the York stone slabs.

Cllr Fyfe invited Mr Lumley's views and he concluded that he, and other members of the public were in favour of bollards as a protective measure due to previous damage to cars and property in Hungerford High Street, in addition to a previous 'attack' on the shop owner and that a recent 'scam' had been carried out.

Cllrs expressed sympathy for the shop owner given recent experiences and understood the need for property owners to protect their businesses. Cllr Keates questioned whether the installation of bollards would potentially move the 'weak point' to the access road at the side of the property.

Cllrs felt they had no alternative but to 'Object' to this planning application due to a lack of information but would like the opportunity to review and reconsider its objection should additional information be provided.

Proposed: Cllr Simpson
Seconded: Cllr Armstrong
Resolution: Object

- h) **24/00832/LBC**
Applicant name: Mrs Julie Lloyd, Constable
Proposal: Internal and external alterations for the purposes of improvement and upgrades to the Town Hall
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Cllr Fyfe presented an overview of the planning application for the Town & Hall and confirmed that the internal and external alterations purposed would improve and upgrade the Town Hall, whilst ensuring both its heritage and features as a grade 11 listed building are retained.

Cllrs discussed the need to ensure windowsills were replaced correctly and felt it was good that the 'beading' was being removed as it was not in keeping. Lighting and paintwork were discussed and considered poor so proposed improvements was supported.

Cllr Simpson praised the Town & Manor for its excellent work in maintaining its heritage and supports the application.

Proposed: Cllr Simpson
Seconded: Cllr Keates
Resolution: Support with 1 abstention

- i) **24/00751/HOUSE**
Applicant: Mrs Theresa Smith, 21 Ramsbury Drive, Hungerford, RG17 0SG.
Proposal: Single storey extension
Link: [Planning Documents \(westberks.gov.uk\)](#)

Proposed: Cllr Armstrong
Seconded: Cllr Keates
Resolution: Support (1 Cllr voted against Support)

- j) **24/00915/HOUSE**
Applicant: Mr & Mrs Halfhead, 63 Priory Road, Hungerford, RG17 0AW
Proposal: Single storey rear/side extension
Link: [Planning Documents \(westberks.gov.uk\)](#)

Cllr Fyfe gave an update on the details of their previous application in 2021 and confirmed details of the current application which involved the removal the garden shed.

Proposed: Cllr Keates
Seconded: Cllr Winsor
Resolution: No Objection – I abstention

- k) **24/00919/FUL**
Applicant: Mr Peter Christian, The Managing Trustees of Hungerford Methodist Church
Proposal: Proposed Pv In-Line Solar Roof Panels
Link: [Planning Documents \(westberks.gov.uk\)](#)

Cllr Fyfe presented the details of the planning application and Cllr Keates questioned the general rule for solar panels in a conservation area and whether planning was needed.

Cllr Cole confirmed that they were not permitted in a conservation area if they are visible from the front of the building but accepted in the back. Cllr Armstrong stated that the panels would be seen from the High Street and felt the application would be difficult to support.

Proposed: Cllr Cole
Seconded: Cllr Armstrong
Resolution: Hungerford Town Council Objects to this planning application due to the visible impact it would have in a conservation area. 5 objections, 1 in favour & 1 Abstention

EP2024027 Case Officers Reports

- a) **Ref: 23/02943/FUL**
Applicant: Screw Fix Direct Ltd
Address: 9 Charnham Lane, Hungerford, RG17 0EY

Proposal: Retrospective change of use from Sui Generis to Class B8 (Storage or Distribution), together with associated external alterations.

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

WBC Decision: Approved

HTC Decision: No Objection

b) Ref: 23/02702/COND

Applicant: Mrs Jeanette Hodge, Hungerford Leisure Centre

Address: Hungerford Leisure Centre, Priory Road, Hungerford, RG17 0AL

Proposal: New dance studio - as single storey extension to existing leisure centre

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

WBC Decision: Approved

HTC Decision: No comment recorded

Appeal:

c) Ref: 23/02917/FUL

Applicant: Mr Dayan

Address: Highway West Of Cygnet Way, Charnham Park, Hungerford

Proposal: Change of use of highway to hot food vending van

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

WBC Decision: Refused

HTC Decision: Objection

Cllr Fyfe gave an overview of the appeal from the applicant and Cllrs expressed concern that the proposed moving of the van, to the start of the bend of the road, does not improve the obstruction of the highway and Cllrs considered it would be worse. The applicant showed two places on the map that he would park and Cllrs were concerned that the van would be free to 'float' between the two.

Cllrs raised concern that Charnham Park is a 'rat run' when traffic builds up on the A4 at the Bear Hotel roundabout and that drivers were often speeding and felt the van and its customers will add to traffic safety problems on this road.

Parking of cars and lorries was also seen as unsafe causing a reduction in visibility and increased traffic risks on the bend. Cllr's discussed further obstruction to the footpath with customers queuing which will reduced the space on the footpath and inconvenience to members of the public. Concerns were raised about the increase in antisocial behaviour, littering and illegal parking.

Cllrs raised concerns about Oaklands School and the impact to children crossing the road safely as the van will be near the crossing and the children would have to cross a busy road, often with fast moving cars.

Cllrs raised concerns that the van and its position would negatively impact the Kennet Valley Wetland Reserve (current application with WBC planning). The position of the van, parked near to the proposed entrance would not enhance public safety.

Meeting ended at 8.30pm