

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Environment and Planning Committee** meeting held on Monday 12<sup>th</sup> February 2024 at 7.00 pm in the Library, Church Street, Hungerford.

**Present:** Cllrs Fyfe, Simpson, Hudson, Greenwell, Cole, Carlson, Armstrong, Cusack and Coulthurst and District Cllr Gaines (DG).

**Also present:** Julie Lloyd (JL) Constable of Town and Manor (T&M), several members of the public including Mr Withers (BW) giving a short presentation (on behalf of the owner, his son) in support of agenda item (a) 23/02586/FUL, Land Adjacent To, 123 Strongrove Hill, Hungerford and David Saul (DS) who spoke in opposition to Licensing Application **Ref 23636** Hungerford Park (HP).

**In attendance:** Wendy Crookall, Deputy Town Clerk (DTC)

**EP2024007 Apologies for absence** – Cllrs Keates, Winser and District Cllr Benneyworth

**EP2024008 Declarations of interest:**

Cllr Fyfe Licensing Application **Ref 23636**  
Cllr Cole (a) **23/02586/FUL**, Land Adjacent To, 123 Strongrove Hill, Hungerford

**EP2024009 Approval of Minutes of the Meeting held on Monday 8<sup>th</sup> January 2024 and update on actions.**

**Proposed:** Cllr Simpson

**Seconded:** Cllr Coulthurst

**Resolution:** Minutes of 8<sup>th</sup> January 2024 approved as a true record with 1 abstention and no actions recorded

**EP2024010 Planning applications:**

a) **23/02586/FUL**

**Land Adjacent To, 123 Strongrove Hill, Hungerford**

**PROPOSAL:** Erection of a single detached three-bedroom house (125 Strongrove Hill)

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

Cllr Fyfe gave a presentation which outlined that Previous Planning applications had been submitted on the site for 2 houses with septic tanks which had raised concerns from National England with HTC having previously 'Objected' on the basis that National England were unhappy. National England then followed up stating they were now 'happy' with the application. However, 3 previous Appeals were all refused. The current Planning Application is for a single detached 3-bedroom dwelling using new

construction materials for Hungerford with a sustainable drainage strategy and bio sewage treatment plant, which is again, new for Hungerford.

It was noted that the Highway entrance would be wider and there were no issues regarding trees. The Constable of Town & Manor (JL) raised concerns regarding Light Pollution and the Settlement Boundary. JL raised the questions 'could the new proposal cause potential issues and was it out on a limb?'

The overall view was that this was not the case.

Cllr Fyfe queried the rules around Settlement Boundaries. This can be found in Hungerford Neighbourhood Plan.

HTC confirmed it was inclined to approve the application if all the previous concerns raised by other agencies were addressed and it was concluded that they had been.

Cllr Fyfe asked Mr Brian Withers (BW) to present.

Mr Withers thanked the Chair for the opportunity to present and confirmed he was doing so on behalf of his son, a resident of Hungerford for over 30 years. He confirmed it will be a self-build family home of innovative design, sustainable and low energy to comply with WBC planning regulations and was sensitive to Hungerford's unique qualities. BW highlighted that it was nearly 100% energy efficient with insulation foam blocks filled with liquid concrete, airtight ventilation system with windows and glass doors and was compliant in structure with required regulations. The solar system with solar roof tiles matching other tiles used on the south facing roof, was battery efficient and it had a heat storage pump.

Overall, BW concluded it was a unique build in both Hungerford and West Berkshire, it was carbon neutral utilising 95% or more renewable energy and proving of interest to Newbury College for its innovative and all-encompassing design.

The build is deemed to be low impact visually, with no impact on the Right of Way for walkers and they did not currently intend to build on the opposite plot; acknowledging that they would seek consultation with T&M should they decide to at a future date.

BW concluded that he hoped HTC would support the application and invited questions.

Cllr Simpson asked about the road going into the drive and BW confirmed that the road / entrance to the road was being widened and some bushes will be removed confirming that this has been supported by neighbours and will improve access to car parking spaces.

Cllr Simpson asked who would be responsible for the ongoing maintenance and questioned who had ultimate liability? BW stated it should be WBC as it remains a Public Right of Way but confirmed the owners of the house will support ongoing maintenance and the owners already maintain the road and make general improvements.

Cllr Fyfe questioned how much tarmac would be used and BW confirmed they were not sure as further approval from Environmental Health, T&M and Public Right of Way team at WBC (who had previously said they were not interested in maintaining it) was pending.

Cllr Simpson asked about rubbish collection and BW confirmed that the lorries already come down on a Tuesday and the owners will ensure that the turning circle is adequate size for them to do so.

Cllr Cole asked about drainage and BW confirmed that Environmental Planning had asked for a drainage field to be installed and a soakaway. The water from the roof is harnessed and will be collected and used to fill toilets and for watering the garden; this has been accepted by SuDS. The borehole is far away from the soakaway tank.

Cllr Cole confirmed he has an equivalent to their proposed Kingspan BioAir Treatment Plan and questioned if their drainage field should be larger? BW confirmed the required size had been calculated and accepted.

Cllr Greenwell asked whether the hard standing would contain Electric Car charging points and BW stated there would be 2 installed.

JL welcomed the conversation regarding screening of the light pollution and was happy that there was no proposal to have chemicals near water. BW confirmed that the plant produced 95% pure water after treatment and the tank would be drained once a year by a tanker to remove the sludge.

A neighbour from 128 Strongrove Hill spoke in support of the build stating that it would be a wonderful presence, enhancing the lane and the widening of the access road would improve safety. She felt considerable effort and thought had been taken by the owners and felt the property would look like the other 4 properties, blending well whilst being an exciting eco design and felt the council should promote the build as a design for the future.

Cllr Fyfe asked if this has been subject of a Members Call-in? District Cllr Gaines confirmed it had been and confirmed that it was considered a good design and she was impressed with the eco design.

Cllr Hudson stated that on checking through the Neighbourhood Plan, it was identified as outside of Hungerford Settlement Boundary.

DG confirmed the application may go to committee if Planning is refused.

**Proposed:** Cllr Greenwell

**Seconded:** Cllr Coulthurst

**Resolution:** 5 x No objection, 3 x abstentions.

b)

**23/02982/FUL**

**The Old Vicarage Parsonage Lane Hungerford RG17 0JB**

Proposal: 3 x care units (residential C2)

**23/02982/FUL:** [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

**23/02983/LBC:** [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Cllr Fyfe confirmed previous planning application had been withdrawn in 2008, an application for assisted living flats was granted by WBC when next presented in 2011. No comments or objections noted and no representations from the public recorded.

**Proposed:** Cllr Hudson

**Seconded:** Cllr Carlson

**Resolution:** Support

c)

**24/00035/ADV**

**20 High Street Hungerford RG17 0NF**

Proposal: Replace 1no. Projecting signage with new 600mm. Retain existing brackets & paint blue to match fascia. Replace 2no. Fascia and 1no. Logo with 2no. New blue fascia & 1no. New 150mm logo

height. Install new window message "A good way to bank." Investigate door handle and replace with stainless steel if required.

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

**Proposed: Cllr Simpson**  
**Seconded: Cllr Cole**  
**Resolution: No Objection**

- d) **24/00008/HOUSE**  
**Lorelei Moores Place Hungerford RG17 0JS**  
Proposal: Removal of existing conservatory - Build new brick built conservatory  
[Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk)

**Proposed: Cllr Greenwell**  
**Seconded: Cllr Coulthurst**  
**Resolution: No Objection**

- e) **23/02943/FUL**  
**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.  
[Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk)  
Highways had requested further information and it was noted that previous owners, Grant & Stone lorries were larger than currently used.

**Proposed: Cllr Carlson**  
**Seconded: Cllr Simpson**  
**Resolution: No objection**

#### **Licensing Application**

- d) **Reference 23636: Licensing Application**  
**Applicant: Hungerford Park Limited**  
Name of Premise: Hungerford Park  
Address of Premise: Hungerford, Berkshire, RG17 0UU  
**Proposal: New Premises Licence and the Supply of Alcohol (on and off sales)**  
**Monday to Sunday 07:00 to 24:00**  
Live and Recorded Music Monday to Sunday 23:00 to 24:00  
Late Night Refreshment Monday to Sunday 23:00 to 24:00  
**Link: [Councillor Share - Documents - All Documents \(sharepoint.com\)](http://sharepoint.com)**

Cllr Fyfe confirmed that he had requested, in his Deputy's absence, that Cllr Cole lead the discussion on the Licensing Application due to his Declaration of Interest. A vote was requested.

**Proposed: Cllr Simpson**  
**Seconded: Cllr Coulthurst**  
**Resolution: Cllr Cole voted to become Chair for the discussion on the Licensing Application.**

Cllr Cole stated that before Cllr Fyfe began his presentation it was important to note that this was not a Planning Application but a Licensing Application and there were 4 Objectives that the Council would be able to vote on and that the discussion and any Objections needed to be relevant to these objectives. Cllr Cole then invited Cllr Fyfe to present.

Cllr Fyfe noted that there were representatives from Hungerford Park (HP), Town and Manor (T&M) and members of the public.

Cllr Fyfe confirmed that Cllrs Simpson, Cole and he had been invited by HP to walk around the site and discuss the proposed plans.

There had been a previous Application submitted in 2020 for a License for the Cider Barn and 2 event spaces: The Walled Garden and the Spirit Barn.

The current application has been received covering areas 1,2, 3 and 4 (as included on the application relating to the whole area and a Barn) with a footpath to be created. Cllr Fyfe listed the 4 areas objections can be recorded under the following:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Area 1 – Spirit Barn and Tap Barn. The application was proposing a downstairs bar and through double doors into a dining/entertainment room. He noted that upstairs on the mezzanine floor, cider vinegar is made and stored.

Area 2 – Cider Barn. Currently split into 4 parts – ‘My Apple Juice’, Hungerford Park Cider, Berkshire Trout Farm Shop and Funghi Club kitchen. There is an aspiration for the Funghi Club to have dining upstairs on the mezzanine floor.

Area 4 – Cider Yard. It was noted that there is an old Railway Carriage in the Yard and the applicant planned to create a path leading onto Hungerford Common through a gate.

Area 3 – Walled Garden with a Marquee Canopy

Hungerford Park are already an ‘approved wedding venue’ with WBC.

David Saul (DS), a member of the public, spoke and confirmed that the licence allows up to 5000 people over a year but doubts weddings will reach that number. DS lives beside the current access point and confirmed that it is the fast road to Inkpen. His (and other neighbours) concerns are that if the road continues to be used for Hungerford Park guests, and as they increase in number, there could be 100’s trying to get out of the venue at any one time up to 2am. He noted that if they are in ‘party mood’ they could be honking their horns, maybe noisy, urinating outside their homes, as this has previously happened.

DS confirmed their Objection based on Security leaves them vulnerable to theft but felt that an increase in security measure would still not resolve the situation. DS also listed Public Nuisance Issues and stated that this had the potential to ruin their lives as even if it was 100 vehicles and 10 weddings over the period, there would still be a lot of noise and disturbance, concerns regarding the safety of the roads at the junction and the impact of people having access to Hungerford Common

Concerns re Child Safety were noted as there are children’s bedrooms facing the road, so they will be impacted by noise and anti-social behaviour.

He noted that HP were to be commended for creating cider but did not want this to become a ‘drinking hole’.

Besides the approx. 10 weddings across the summer, concerns were raised that if the bar/restaurant and Funghi Club restaurant were open to the public, it would be a nightmare and proposed that the access / entrance was moved to Hungerford Road stating that there was really only one house and a

tarmacked road was already in place. DS stated that noise from parties would still be an issue as sound travels. He requested they stop using the current junction especially for events and close the gate late at night to prevent further disruption and stated that as a result their objections would substantially subside.

Cllr Cole questioned the walled garden events and whether they have any idea of many people use the area/car park?

DS confirmed that approx. 70 – 80 cars at any one time but he was unable to confirm where they parked. He noted that Planning may raise concerns regarding parking being an issue when a Planning Application was submitted (but confirmed that he did not believe this had been done as yet).

Cllr Cole said that the idea of changing the access route seemed a sensible solution.

Cllr Greenwell stated that if Hungerford Road was made into the access route, he felt the safety concerns/issues were just being moved from one area to another and Cllr Cole queried the safety issues?

Cllr Greenwell listed late night traffic, public access / safety route as Hungerford Road is a very busy and fast road.

Julie Lloyd, Constable of Town & Manor (JL) conveyed disappointment that T&M had not been invited to visit Hungerford Park and stated that a gate has already been installed leading onto Hungerford Common, without the necessary Approval, and concluded that T&M were not in Support of this Licence Application.

JL noted that an increase in people on Hungerford Common would lead to an increase in vandalism and anti-social behaviour as an increase in cars/visitors/alcohol did not mix well with cows. There are approximately 150 cows per year that graze on the Common and due to ancient rights, they have precedent over cars/people for being able to wander/use the land. JL stated that they are likely to see an increase in injury to livestock, drivers and children noting that driving at night could lead to an increase in accidents as a result of brown/black cattle crossing roads during the evening/night. An increase in walkers/runners/dogs as well as cars would further increase the potential for issues.

Inkpen Road is very dangerous due to the speed and sharp bends and Kintbury would also be the same so JL did not consider the moving of the access road a viable option.

JL also noted that under Public Nuisance, the Common is a haven for wildlife and an increase in noise, lights, traffic, litter, anti-social behaviour (caused by increased alcohol consumption) would have a negative impact on wildlife. There are no litter bins on the Common and there is already an issue with people using dog poo bins to dispose of their rubbish and noted that litter is a serious risk to cattle if ingested. An increase in noise and pollution near the gate (and as a result of the gate being there) will compound the issue with cattle being attracted to the noise, food, litter, bottles etc).

Cllr Cole noted that a 'kissing gate' could be put in to stop the cattle straying on Hungerford Park land but it was noted that the cattle would still be attracted by the noise, smells of food and alcohol.

JL confirmed that Hungerford Park should not have put a gate in without the proper permissions and things seem to be going on without correct Licensing and permissions being in place.

Cllr Cole confirmed some of the issues should be forwarded to WBC Planning.

Cllr Simpson confirmed that the access route was clearly not a suitable. With reference to the previous planning application, Cllr Simpson noted that they had put in for a 'change of use' to include a Farm Shop but this had been refused due to the poor nature of the access route so questioned how can Hungerford Park be proposing through a Licence application which will add additional traffic when it has already been refused on safety grounds?

Cllr Simpson confirmed that it should be refused again based on Hungerford Common and the area being in an Area of Outstanding Natural Beauty (AONB), the Dark Skies Policy, issues relating to alcohol, litter, impact to cattle being attracted by the noise and eating the rubbish and the public nuisance issues and asked the Chair to ask WBC Planning to put Hungerford Park onto their agenda.

Cllr Simpson confirmed that she proposed a 'strong objection' to the licensing application based on the points raised under the Public Nuisance and Safety criteria.

Cllr Coulthurst stated that a small walled garden could be a modest wedding venue and questioned who would go to Cider Barn (and other proposed drinking sites at Hungerford Park) as there were already lovely places in Hungerford that people went to and concluded that Hungerford Park would surely become a nightclub and felt all the issues already listed associated with increased alcohol consumption (except for impact on children) were relevant.

Cllr Cole confirmed that on their visit to HP they were told it would be used as a 'tasting and dining' venue.

Cllr Cusack stated that the Licence Application was for 7 days a week from 7am – midnight and the impact would be both on and off the premises.

Cllr Cole confirmed that it was normal for Licensing Applications to be negotiated and changed based on concerns/issues raised during this process.

It was noted from member of the public that an increase in criminal behaviour/activity could result from the issues raised by Cllr Simpson and noted that an illegal rave had previously occurred on the Common and Hungerford saw an increase in shoplifting and other antisocial behaviour within the Town.

Cllr Coulthurst asked the Deputy Town Clerk (DTC) if she had everything she needed for the Licensing Form and confirmed that we should concentrate on two major objections.

DTC read the list of main concerns raised as being:

Area of Outstanding Natural Beauty (AONB), the Dark Skies Policy, issues relating to alcohol, litter, the impact to cattle being attracted by the noise and eating the rubbish citing that cars/alcohol and increase in rubbish do not mix with cattle and that the increase in public nuisance related issues, increase footfall, increase in cars and accidents, and confirmed that the form would be completed tonight (and would list all the points raised within the various discussions) and confirmed she would send the Licensing Representation Form via email to TC to review and process.

Cllr Simpson asked Cllr Cole how should we present our objections to get highest impact to which Cllr Cole confirmed we must be clear and ensure our concerns are linked to the 4 main areas of Objections and noted that the application will be discussed again at the Licensing Meeting enabling further presentations to be made as there would be the opportunity to object given that there would be a further 10 minutes slot when concerns can be submitted.

Cllr Simpson stated that she had knowledge of weddings already booked at Hungerford Park even though they do not hold the licence for alcohol and Cllr Cole confirmed that Planning has not been applied for as yet.

Cllr Simpson asked members of the public to submit their concerns directly to WBC.

**Actions:** Cllr Simpson asked Cllr Fyfe to put Hungerford Park onto the next E&P agenda.

**Proposed:** Cllr Simpson

**Seconded:** Cllr Hudson

**Resolution:** Strong Objection to the Licence Application based on the points raised.

**EP2024011. Case Officers Reports were read out and decisions from WBC & HTC were confirmed:**

- a) **23/02598/HOUSE. 119 Priory Road, Hungerford, RG17 0AP,**  
Proposal: single storey extension, replacement garage side extension, loft conversion with dormer for stairs and roof lights.  
WBC GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to conditions.  
  
HTC Decision: No Objection  
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- b) **23/00908/HOUSE. 8 Salisbury Road Hungerford RG17 0LH**  
Proposal: carport  
WBC Approved planning permission  
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- c) **23/02565/CERTP. 1 Croft Road Hungerford RG17 0JA**  
Proposal: To install solar panels to our south facing roofs  
WBC deemed this would have been Lawful and confirmed the proposal does not require planning permission.  
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- d) **23/02704/HOUSE. North Lodge, Hungerford Park, Hungerford, RG17 0UR**  
  
Proposal: Install an Oak framed lych gate between front and rear gardens  
WBC Grants planning permission  
HTC Supported this application  
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- e) **23/02506/CERTP105 High Street, Hungerford, RG17 0NB**  
  
Proposal: Update the windows on front of house to PVC box sash windows  
WBC Refused a Certificate of Lawfulness  
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- f) **23/02507/CERTP. 106 High Street, Hungerford, RG17 0NB**  
Proposal: Update the windows on front of house to PVC box sash windows  
WBC Refused a Certificate of Lawfulness  
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Meeting closed at 8.46pm