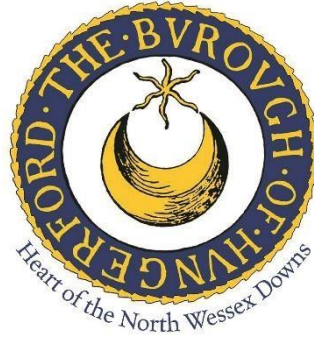


HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** meeting held on Monday 10th February 2025 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Hudson, Keates, Simpson, Winsor, Cole, Carlson, Armstrong & Coulthurst

Also in attendance: Deputy Town Clerk (DTC) District Cllr Gaines (who arrived after 8pm)

EP2025007 Apologies for absence: Cllr Montgomery and District Cllrs Benneyworth & Vickers

EP2025008 Declarations of interest: None

EP2025009 Approval of Minutes of the Meeting held on Monday 13th January 2025 and update on actions.

Proposed: Cllr Simpson

Seconded: Cllr Carlson

Resolution: Minutes approved as a true record of the meeting held on 13th January 2025 with one action completed.

Cllr Fyfe opened the meeting at 7pm and welcomed Councillors to the session.

EP2025010 Planning applications:

a)

Ref: 24/02789/ADV & 24/02788/FUL

Applicant: Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE

Proposal: The change of use of 9 parking bays to a hand car wash, to include the creation of a concrete wash pad with centralised silt trap and interceptor, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy

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

Extension to deadline: Granted – 12th February 2025

Cllr Fyfe gave a summary of the application and it was noted that a hand car wash had previously operated at this site. The proposal is for the installation of a car wash as outlined above with the ability to operate a closed loop system. Water will only leave the site into the foul drainage system when the system needs to be refreshed. It was noted that the land is close to the SSSI land managed by the Town & Manor. Cllrs raised concerns regarding the height of the fence backing onto Hungerford Vets thereafter discussion, it was considered high enough to provide a screen.

Proposed: Cllr Simpson

Seconded: Cllr Keates

Resolution: HTC Supports the planning application on the basis that the opening hours of the car wash are the same as Hungerford Garden Centre.

- b) **Ref:** 24/02828/HOUSE & 24/02829/LBC
Applicant: Chilton Lodge, Chilton, Hungerford, RG17 0SY
Proposal: Replacement of part of the existing main house roof covering.
Link: [Planning Documents \(westberks.gov.uk\) 24/02828/HOUSE](https://www.westberks.gov.uk/24/02828/HOUSE) & [Planning Documents \(westberks.gov.uk\) 24/02829/LBC](https://www.westberks.gov.uk/24/02829/LBC)
Extension to deadline: Granted 12th February 2025

Cllrs discussed the replacement of the roof and the recommendations for bat boxes and intermittent raised tiles to allow bats shelter.

Proposed: Cllr Hudson
Seconded: Cllr Simpson
Resolution: HTC has no objection to this planning application

- c) **Ref:** 24/02794/HOUSE
Applicant: Kiln Cottage, Bath Road, Hungerford, RG17 0SL
Proposal: Retrospective conversion of garage to ancillary accommodation.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/24/02794/HOUSE)
Extension to deadline: Granted – 12th February 2025

Cllr Fyfe gave an overview of previous application that had been objected to. It was agreed that they did not have any objections to this application for retrospective planning.

Proposed: Cllr Simpson
Seconded: Cllr Armstrong
Resolution: HTC has no objection to this planning application (AIF with 1 Abstention)

- d) **Ref:** 24/02632/HOUSE
Applicant: Lower Denford Mill
Proposal: Removal of existing access and creation of new access to driveway and associated works including the erection of boundary walls, gates and fencing.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/24/02632/HOUSE)
Extension to deadline: Granted – 12th February 2025

Cllr Fyfe presented the summary of this planning application and it was noted that Highways had agreed to the application with conditions attached and SuDS had no objections. There were no representations from the public and Cllrs raised no objections.

Proposed: Cllr Winser
Seconded: Cllr Cole
Resolution: HTC has no objection to this planning application

- e) **Ref:** 25/00162/OOD
Applicant: Lime Down, Land Near Malmsbury, North Wilts
Proposal: Notice publicising a proposed application for a Development Consent Order ("DCO") to construct, operate, maintain and decommission a solar photovoltaic (PV) generating station, with a generating capacity of more than 50 megawatts (MW) and associated infrastructure on land in Wiltshire (Lime Down Solar Park).
Link: [Planning Documents \(westberks.gov\)](https://www.westberks.gov.uk/25/00162/OOD)

Proposed: Cllr Winser

Seconded: Cllr Carlson

Resolution: HTC wishes to support decisions of the local parish councils who are affected by this proposal.

EP2025011 Case Officers Reports were summarised by Cllr Fyfe for committee members

- a) **Ref:** 24/02542/LBC
Applicant: 26 Charnham Street, Hungerford, RG17 0EJ,
Proposal: Proposed 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/planning-documents)
WBC: Granted listed building consent
HTC: HTC strongly supports this planning application
- b) **Ref:** 24/02169/HOUSE
Applicant: 1 Clarks Gardens,
Proposal: Demolish single storey rear extension, new 2 storey rear extension, new single storey rear extension, new front porch.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Granted
HTC: HTC had no objections as long as criteria set out in paragraphs 5 & 6 of The National Planning Policy Framework and Policy CS14 & CS13 of the West Berkshire Core Strategy 2006-2026 are adhered to.
- c) **Ref:** 24/02000/FUL
Applicant: 1 Park Cottages, Hungerford Park, Hungerford, RG17 0UU
Proposal: Retrospective Application for the sub-division of 1 Park Cottages into two dwellings and retention of external timber cladding
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Granted Retrospective Planning Permission
HTC: Hungerford Town Council has no objection to this planning application as long as following questions on whether Building Control was required; were all building regulations complied with?
HTC request Car Charging points to be installed
The Larch cladding has become stained due to water run-off from the deck where there is no guttering. HTC believe this is poor design and should be rectified
- d) **Ref:** 24/02372/FUL
Applicant: 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)
WBC: Granted
HTC: No Objection

Meeting ended at 7.54pm