

HUNGERFORD TOWN COUNCIL

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6th October 2026

To: Cllrs Fyfe, Hudson, Carlson, Cole, Armstrong, Day, Brunning, Mulholland, Hall, Keates, Terry, Edginton & Reed

Also, to all other Councillors for information including District Councillors and press.

You are summoned to a meeting of the **Environment and Planning Committee** to be held on **Monday 12th October 2026** commencing at 7.00 pm in the library building, Hungerford.

All planning documents relating to items 101 and 102 are available on the West Berkshire Council planning portal:

[West Berkshire Council Planning and Business Control Services](#) and [West Berkshire Council Appeals](#)

The meeting is open to the press and public. **At 7.00 pm there will be a public forum to allow questions from the electors.**

*Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda, providing they do so within the 15 minutes allotted time period (limited to 3 minutes per speaker) given at the beginning of each meeting. **Any questions should be submitted in advance by 2pm on the day of the meeting.** Public will not be permitted to interrupt, question or participate at any other point during the meeting unless invited to do so by the Chair. Timings will be at the discretion of the Chair.*

Claire Barnes

Mrs Claire Barnes
Town Clerk

AGENDA

EP2026090 Apologies for absence

EP2026091 Declarations of interest

EP2026092 Approval of Minutes of the Meeting held on Monday 14th September 2026 and update on actions

EP2026093 Budget Requirements

- EP2026094** Any Health & Safety issues or concerns
- EP2026095** Chestnut Walk, Cllr Cole to present an update on the WAP meeting, & other updates
- EP2026096** Metal railings at southern end of the High Street
- EP2026097** Comments on Local Plan Scoping Consultation
- EP2026098** Enterprise Centre, update – John Ryder & Cllr Hudson
- EP2026099** Enforcement Enquiry 26/00352/04ADV - 128 High Street, Hungerford, RG17 0D, update
- EP2026100** Pavement Licences, discuss list supplied by West Berkshire Council

EP2026101 Planning Applications

- a) **Ref:** 26/01991/LBC
Address: 128 High Street, Hungerford, RG17 0DL
Proposal: The proposed works involve replacing the fixed window above the entrance door with an Automatic Opening Vent (AOV). This is required to address a fire safety issue identified in a recent Fire Risk Assessment and supported by Royal Berkshire Fire and Rescue Service. The AOV will open automatically in the event of a fire to help remove smoke from the escape route. The existing opening will be kept, with no changes to the building structure. The new window will closely match the existing window in appearance. The works are limited to improving fire safety while minimising any impact on the character of the listed building.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- b) **Ref:** 26/01913/FULMAJ
Address: Land Adjacent To Herongate Leisure Centre, Herongate, Hungerford,
Proposal: The erection of a 1,697 sqm (gross) Class E discount food store with associated access, parking and servicing areas and landscaping.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- c) **Ref:** 26/01851/FUL
Address: Cobbs Farm Shop, Bath Road, Hungerford, RG17 0SP
Proposal: Installation of 4no. Padel Courts, 2 with Dutch Barn Canopy, and ancillary facilities
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- d) **Ref:** 26/01818/HOUSE
Address: Tanglewood, Salisbury Road, Hungerford, RG17 0LH
Proposal: Proposed two-storey front extension, extend loft conversion with alterations to roof. Render to existing building and replace existing roof tiles.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- e) **Ref:** 26/02054/HOUSE
Address: Sanham House, Sanham Green, Hungerford, RG17 0RS
Proposal: Construction of replacement outdoor pool, and erection of plant shed following removal of existing greenhouse.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

- f) **Ref:** 26/02081/HOUSE
Address: 1 The Forge, Hungerford, RG17 0GU
Proposal: First floor side extension over original single storey attached garage, previously converted to be part of the kitchen under consent ref 22/02476/HOUSE.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

EP2026102 Case Officers Reports

- a) **Ref:** 26/01275/HOUSE
Address: 39 Church Street Hungerford RG17 0JH
Proposal: Proposed new first floor dormer window to rear elevation with associated alterations.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approval
HTC: No Objections
- b) **Ref:** 26/01697/NONMAT
Address: 91 Chilton Way, Hungerford, RG17 0JF,
Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission 25/02344/HOUSE: Proposed loft conversion with rear dormer. Amendment: Bi-fold doors changed to casement window and external cladding changed from horizontal composite cladding to tile hung cladding.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No Objections to original planning application: **25/02344/HOUSE**
- c) **Ref:** 26/01116 & 26/01116/LBC
Address: 85 High Street, Hungerford, RG17 0NA,
Proposal: Demolition of rear storage building linked to the cottage and erection of a rear kitchen extension. Application inc. erection of a single storey garden room outbuilding in place of existing shed.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No Objection