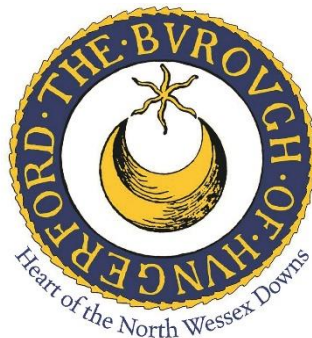


HUNGERFORD TOWN COUNCIL

The Mayor
Cllr Helen Simpson
c/o The Library
Church Street
Hungerford
RG17 0JG
Tel: 07920 110380
Cllr.helen.simpson@hungerford-tc.gov.uk



The Town Clerk
Mrs Claire Barnes
The Library
Church Street
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www.hungerford-tc.gov.uk

3rd June 2025

To: Cllrs Fyfe, Hudson, Simpson, Winsor, Keates, Carlson, Cole, Armstrong & Montgomery.

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 9th June 2025** commencing at 7.00 pm in the Library building, Hungerford.

All planning documents relating to items 36 and 37 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.*

Mrs C Barnes
Town Clerk

AGENDA

EP2025032 Apologies for absence

EP2025033 Declarations of interest

EP2025034 Approval of Minutes of the Meeting held on Monday 12th May 2025 and update on actions.

EP2025035 Discuss Cosier Homes Service (Environment) as recommended by WBC

EP2025036 Planning applications:

- a) **Ref:** 25/00637/FUL & 25/00638/LBC
Applicant: Sarah Styles Florist, Ground Floor, 2 Bridge Street, Hungerford RG17 0EH
Proposal: Part Change Of Use From Commercial (Shop) To Residential
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- b) **Ref:** 25/01203/FULMAJ
Applicant: Land Adjacent To Herongate Leisure Centre Herongate Hungerford
Proposal: The erection of a 1725 sqm (gross) Class E discount food store with associated access, parking and servicing areas, landscaping, together with highways improvements at the junction of the A4 (Charnham Street) and the B4192.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
(Waiting to be allocated to a Planning Officer)

EP2025037 Case Officers Reports

- a) **Ref:** 25/00489/FUL
Applicant: 10 - 11 Bridge Street, Hungerford, RG17 0EH,
Proposal: Change of use from A1 Retail to C3 Dwelling of ground floor
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No Objection
- b) **Ref:** 25/00655/COND
Applicant: 26 Charnham Street, Hungerford, RG17 0EJ
Proposal: Approval of details reserved by Condition No. 4 (External Joinery Windows/Doors) of Approved Application 24/02542/LBC : 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: Approved
HTC: HTC had strongly supported original planning application 24/02542/LBC
- c) **Ref:** 25/00605/COND
Applicant: Station Yard, Station Road, Hungerford, RG17 0DY
Proposal: Application for approval of details reserved by condition 7 'Landscaping' of approved application 17/03506/FULD: Erection of 7 dwellings with associated new bin/cycle store, access road, landscaping and parking.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Granted
HTC: No comment listed
- d) **Ref:** 25/00785/CERTE
Applicant: 78 High Street Hungerford RG17 0NA
Proposal: The property known as 78 High Street, Hungerford. RG17 0NA, was originally a dwelling and was purchased by the applicant in 2002 and used as an office in connection with the

applicant's business. In 2009 the office use ceased and the property reverted to being a private dwelling. The use as a dwelling is for the entire building and its garden curtilage.

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

WBC: Lawful

HTC: Hungerford Town Council records 'no comment' on this application for a Certificate of Lawfulness

- e) **Ref:** 25/00619/HOUSE
Applicant: 8 Church Way
Proposal: Demolish garage two storey side extension porch
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents)
WBC: Approved
HTC: No objection
- f) **Ref:** 25/00524/HOUSE
Applicant: Bridge House, 131 High Street, Hungerford, RG17 0DL
Proposal: Introduction of a glazed link between the main building and rear annexe. The installation of a lead roof over (as previously approved under applications 19/01297/HOUSE and 19/01298/LBC2) and replacement of wicket gate with glazed door
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents)
WBC: Granted
HTC: Hungerford Town Council notes the additional changes recorded on the revised planning application (no other comment required).
- g) **Ref:** 25/00648/FUL
Applicant: 35 - 35A High Street, Hungerford, RG17 0NF
Proposal: Change of use from commercial to residential
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents)
WBC: Granted
HTC: No objection
- h) **Ref:** 25/00780/HOUSE
Applicant: Bridge House, 131 High Street, Hungerford, RG17 0DL
Proposal: Introduction of an outdoor swimming pool to the rear of Bridge House
Link: [Planning Documents](http://westberks.gov.uk/Planning/Documents)
WBC: Granted
HTC: Hungerford Town Council has no objection to this planning application provided pool drainage meets WBC's current waste requirements and relevant legislation.
- i) **Ref:** 25/00729/FUL & 25/00730/LBC
Applicant: 4 Bridge Street, Hungerford, RG17 0EH,
Proposal: Partial change of use from retail (Ei) to dwellinghouse (C3)
Link: [Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk/Planning/Documents) & [Planning Documents \(westberks.gov.uk\) LBC](http://westberks.gov.uk/Planning/Documents)
WBC: Approved
HTC: No Objection
- j) **Ref:** 24/02074/LBC
Applicant: 39 Charnham Street, Hungerford, RG17 0EJ,
Proposal: Replacement of the existing ground floor sash windows with new hand crafted sash windows exactly replicating the originals.

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

WBC: Approved

HTC: Supported the planning application

EP2025038 Appeal:

Ref: 24/02022/FUL

Appeal Reference: APP/W0340/W/25/3365843

Applicant: Land Adjacent To 123 Strongrove Hill, Hungerford

Proposal: Erection of a single detached three bedroom house and associated works

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

WBC: Refused

HTC: Support

All representations must be received by 27th June 2025 and must quote the Inspectorate's appeal reference: **APP/W0340/W/25/3365843**.

Representations: <https://acp.planninginspectorate.gov.uk>