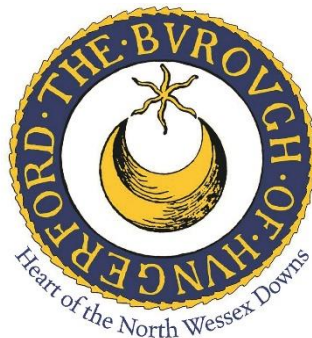


HUNGERFORD TOWN COUNCIL

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
Hungerford
Berkshire RG17 0JG
Tel: 01488 686195
townclerk@hungerford-tc.gov.uk
www.hungerford-tc.gov.uk

8th July 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 14th July 2025** commencing at 7.00 pm in the Library building, Hungerford.

All planning documents relating to items 45 and 46 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

- EP2025039** Apologies for absence
- EP2025040** Co-option of Councillors to E&P Committee
- EP2025041** Declarations of interest
- EP2025042** Approval of Minutes of the Meeting held on Monday 9th June 2025 and update on actions.
- EP2025043** Implications of Central Government changes as per ONH email [ONH Planning for Good](#)

EP2025045 Planning applications:

- a) **Ref:** 25/01203/FULMAJ - **Receive presentation from Aldi representatives**
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)
- b) **Ref:** 25/01189/ADV
Applicant: 6 - 7 High Street, Hungerford, RG17 0DN
Proposal: Changing of WHSMITH brand to TGJones. Like for Like replacements
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- c) **Ref:** 25/01316/HOUSE
Applicant: 20 Moores Place, Hungerford, RG17 0JS
Proposal: Please refer to photos of the dilapidated state of the property for reference. Also please refer to 3D rendering as shared.
1. Demolish existing garage and construct new single storey timber building on existing footings. New roof line to have parapet and internal flat roof concealing a solar array.
2. Demolish and side/rear wraparound extension.
3. Rebuild new full wraparound to front side and rear and replace the defective porch.
4. Remove the south end chimney.
5. Add solar panels to the East and West roof lines. This will be complimented by installing EV charging point on drive.
6. Room for at least 3 car parking spaces with landscaping to the front garden. Rear garden to be landscaped.
7. Replace south boundary fence with like for like timber panels.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- d) **Ref:** 25/01395/HOUSE
Applicant: 53 Fairview Road, Hungerford, RG17 0BP
Proposal: Erection of single storey extension with lean to roof
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

EP2025046 Case Officers Reports

- a) **Ref:** 25/00831/LBC
Applicant: 25 High Street, Hungerford, RG17 0NF,
Proposal: Alterations to existing offices to sub-divide ground, first and second floor offices into 2 separate tenancies.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: Hungerford Town Council has no objection to this planning application on the basis that a WBC Conservation Officer looks into this application and addresses any concerns found.

b)

Ref: 24/02080/FUL

Applicant: Hungerford Park Estate, Hungerford Park, Hungerford, RG17 0UU

Proposal: Retrospective in part application for the retention of external alterations to Barns A and B, and the insertion of 4 No. new windows to Barn B

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

WBC: Refused

HTC: Hungerford Town Council Objected based on the following four points:

- Dangerous exit onto Inkpen road. Highways refused an application **13/02003/PACOU** due to the dangers on the exit to Inkpen Road and Hungerford Park have increased use of this site. See also the 2015 trip generation figures part on 15/01540/CERTP; the 114 daily vehicle movements have significantly increased due to commercial activity. An alternative exit from the site is suggested using the safer North entrance. In addition:
- Light pollution from roof lights and security lighting.
- Lack of EV charging o Increase in usage of the site from 10 – 3pm to 8am – 6pm.
- Lack of plan for the whole estate. There has been a steady incremental increase in the use of the estate and HTC would be grateful if WBC could request a whole estate plan.