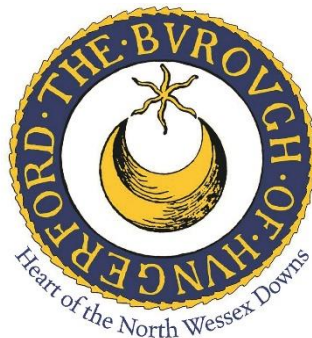


# HUNGERFORD TOWN COUNCIL

The Mayor  
Cllr Helen Simpson  
c/o The Library  
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Hungerford  
RG17 0JG  
Tel: 07920 110380  
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The Town Clerk  
Mrs Claire Barnes  
The Library  
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5th August 2025

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

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 11<sup>th</sup> August 2025** commencing at 7.00 pm in the Library building, Hungerford.

All planning documents relating to items 54 and 55 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

**EP2025047** Apologies for absence

**EP2025048** Declarations of interest

**EP2025049** Approval of Minutes of the Meeting held on Monday 9<sup>th</sup> June 2025 and update on actions

**EP2025050** Report and discussion of meeting with Philippa Venables 6<sup>th</sup> August 2025

**EP2025051** Planning Enforcement and Planning Breaches

- Lancaster park / Bewley Homes
- 14 – 16 High Street (Queen Anne House)

**EP2025052** Consider applications and locations for Blue Plaques in Hungerford

**EP2025053** Discuss and agree to bird guards for solar panels due to problems with pigeons accessing the area

**EP2025054** **Planning applications:**

a) **Ref:** 25/01558/FORMB  
**Applicant:** Street Record, Wantage Road, Newtown, Hungerford  
**Proposal:** Consent under Section 37 of the Electricity Act 1989 to install or keep installed an electric line above ground. To replace 11 existing poles with taller 11m poles to support the change in overhead cable. The overhead cable being replaced will be BLX and approx. 750m of overhead cable.  
**Link:** [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

b) **Ref:** 25/01724/HOUSE  
**Applicant:** 5 Tarrants Hill, Hungerford, RG17 0BL,  
**Proposal:** Proposed side extension to convert existing conservatory with associated internal alterations.  
**Link:** [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

**EP2025055** **Case Officers Reports**

a) **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)  
**WBC:** Granted  
**HTC:** HTC had no objection to the planning application

b) **Ref:** 24/02810/FULMAJ  
**Applicant:** Land North Of Hungerford Footpath 21 and South Of Cider Barn, Hungerford Park  
**Proposal:** The installation of 4860 ground mounted photovoltaic panels, in an equine field, to provide power to the commercial buildings within the grounds and to export to the Local Grid  
**Link:** [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)  
**WBC:** Granted  
**HTC:**

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.
8. Render to be applied to extensions.

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

**WBC:** Granted

**HTC:** HTC objected to the planning application due to:

- Design is not in keeping with the local area or adjacent buildings
- Materials used are not in keeping with the adjacent building nor buildings in the local areas

**d)**

**Ref:** 25/00275/MDOPO

**Applicant:** Station Yard, Station Road, Hungerford, RG17 0DY

**Proposal:** Modification of planning obligation of planning permission 17/03506/FULD - Erection of 7 dwellings with associated new bin/cycle store, access road, landscaping and parking. Section 106 Modification

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

**WBC:** Approves

**HTC:** HTC strongly objects to the application to modify the planning obligation – 17/0306/FULD – Erection of 7 dwellings with associated new bin/cycle store, access road, landscaping and parking. The applicants Viability Assessment 22 Feb 25 ‘attached to the application’ was not available to HTC – and asked for an explanation as to why it was not on the WBC Website.