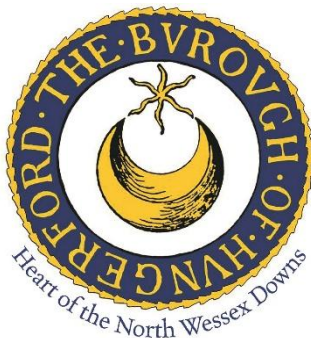


HUNGERFORD TOWN COUNCIL

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

7th October 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 13th October 2025** commencing at 7.00 pm in the Library building, Hungerford.

All planning documents relating to items 70 and 71 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

- EP202565** Apologies for absence
- EP202566** Declarations of interest
- EP202567** Approval of Minutes of the Meeting held on Monday 8th September 2025 and update on actions
- EP202568** Any Health & Safety issues of concerns
- EP202569** Appoint new Deputy Chair of E&P Committee

EP2025070 Planning applications:

- a) **Ref:** 25/01932/HOUSE
Address: 1 Kennedy Meadow, Hungerford, RG17 0LR
Proposal: CONVERT GARAGE TO ANNEXE
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension to HTC deadline granted to 15th October
- b) **Ref:** 25/01833/HOUSE
Address: 6 Lourdes Crescent, Hungerford, RG17 0GY
Proposal: Retrospective approval of single storey rear extension
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension to HTC deadline granted to 15th October
- c) **Ref:** 25/01960/HOUSE
Address: 25A Park Street, Hungerford, RG17 0EF
Proposal: Installation of a timber garden studio in the side garden of 25A Park Street
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension to HTC deadline granted to 15th October
- d) **Ref:** 25/01909/CERTE
Address: The Holdings, Salisbury Road, Hungerford, RG17 0RA
Proposal: Regularisation of various internal and minor works in respect of barn conversions undertaken circa 25 years ago
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- NB: This is an application for a Certificate of Lawfulness and can be dealt with on matter of fact only. If the use or proposal is considered to be lawful on the balance of probability of the evidence provided a Certificate of Lawfulness must be issued. Consequently, only factual observation may be taken into account.**
- e) **Ref:** 25/02051/HOUSE
Address: Sanham House, Sanham Green, Hungerford, RG17 0RS
Proposal: Partial demolition, erection of single storey side extensions, and external alterations to existing house
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- f) **Ref:** 25/02170/HOUSE
Address: Foxley House, Hungerford Park, Hungerford, RG17 0UT
Proposal: Two storey extension
Link: [Planning Documents](https://www.westberks.gov.uk/planning-documents)
- g) **Ref:** 25/02207/ HOUSE
Address: 12 Church Way, Hungerford, RG17 0JU
Proposal: Single Storey Rear Extension & Internal Alterations with demolition of existing conservatory.
Link: [2Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

EP2025071 Case Officers Reports

- a) **Ref:** 25/00729/FUL & **25/00730/LBC**
Address: 4 Bridge Street, Hungerford, RG17 0EH
Proposal: Partial change of use from retail (Ei) to dwellinghouse (C3)
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Granted
HTC: No objection to this planning application
- b) **Ref:** 25/01926/CERTP
Address: 49 Church Street Hungerford RG17 0JH
Proposal: Siting of Caravan to provide additional accommodation for family of Homeowners
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Certificate of Lawfulness
HTC: n/a
- c) **Ref:** 25/01686/COND
Address: Station Yard, Station Road, Hungerford, RG17 0DY
Proposal: Application for approval of details reserved by condition 11 (SuDs) of approved 17/03506/FULD
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Refused
HTC: No comment requested on 25/01686/COND but HTC strongly objected to **25/00275/MDOPO**
- d) **Ref:** 25/00637/FUL
Address: Sarah Styles Florist, Ground Floor, 2 Bridge Street, Hungerford RG17 0EH
Proposal: Retrospective Part Change Of Use From Commercial (Shop) To Residential
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Granted Retrospective Planning
HTC: no comment.
- e) **Ref:** 25/01494/COND
Address: Dick Lovett Mini, Hungerford Garage, Charnham Street, Hungerford
Proposal: Approval of details reserved by Condition (16) External Lighting of planning permission 22/02287/FUL: Demolition of outbuildings and pub rear extension and extension and redevelopment of existing MINI dealership incorporating adjacent property
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approval
HTC: 25/01494/COND no comment required. 22/02287/FUL HTC strongly supported
- f) **Ref:** 25/01724/HOUSE
Address: 5 Tarrants Hill, Hungerford, RG17 0BL
Proposal: Side extension to convert existing conservatory with associated internal alterations.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No objection as long as the criteria set out in paragraphs 5 & 6 of The National Planning Policy Framework and Policy CS14 & CS13 respectively of the West Berkshire Core Strategy 2006-2026 are adhered too. In summary: No demolition or construction works shall take place outside the hours of 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays No work shall be carried out at any time on Sundays or Bank Holidays No deliveries by heavy goods vehicles associated with the demolition and construction operations shall be taken at or dispatched from the site before 09.30 or between 14:45 and 15:45 on any given Monday to Friday
- g) **Ref:** 25/01447/CERTP
Address: 78 High Street Hungerford RG17 0NA

Proposal: Roof replacement to the Slates, Battens & the rainwater goods and soffit panels, following a survey. There is also spalled render on the front elevation. Tiles would be replaced with Spanish Grade A Slate 500x200mm Tiles & the works wouldn't change the line of the currently installed roofing. Gutters & Downpipes to match existing.

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

WBC: Certificate of Lawfulness

HTC: n/a