

HUNGERFORD TOWN COUNCIL

The Mayor
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The Town Clerk
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2nd December 2025

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

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

All planning documents relating to items 89 and 90 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

- EP2025081** Apologies for absence
- EP2025082** Declarations of interest
- EP2025083** Approval of Minutes of the Meeting held on Monday 10th November 2025 and update on actions
- EP2025084** Any Health & Safety issues of concerns

- EP2025085** Chilton Way Survey - Cllr Fyfe
- EP2025086** Blue Plaque Process update - DTC
- EP2025087** Farnborough Airport Consultation
- EP2025088** 25/00275/MDOPO - Hungerford Railway Station
- EP2025089** Update on Everland Road

EP2025089 Planning applications:

- a) **Ref:** 25/02458/FUL & 25/02459/LBC
Address: Little Hidden Farm, Wantage Road, Newtown, Hungerford RG17 0PN
Proposal: Structural repairs including partial rebuilding of external walls with new foundations, replacement of existing monopitch roof with new pitched roof, insertion of new window and new internal doorway, and replacement doors and windows.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

- b) **Ref:** 25/02500/HOUSE
Address: 19 York Road, Hungerford, RG17 0DF
Proposal: Upgrading heating system to a heat pump system.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

- c) **Ref:** 25/02552/FUL & 25/02553/LBC
Address: Hungerford Arcade, 26 - 27 High Street, Hungerford, RG17 0NF
Proposal: Installation of solar panels on the roof of the Hungerford Antiques Arcade.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

- d) **Ref:** 25/02621/CERTE
Address: Unit H Mezzanine Floor, Cider Barn D - H, Hungerford Park, Hungerford RG17 0UP
Proposal: Use of Mezzanine floor within 'Barn B' as personal storage by the applicant and his family
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:** 25/02715/LBC
Address: The Old Vicarage, Parsonage Lane, Hungerford, RG17 0JB
Proposal: The proposed works involve the installation of a telecommunications cable along an exterior wall and the drilling of one hole in to the exterior wall of the listed building for a cable entry point.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

- f) **Ref:** 25/02676/HOUSE
Address: Hornhill, Sanham Green, Hungerford, RG17 0RR
Proposal: Installation of 4 no. rooflights to existing house.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

EP2025080 Case Officers Reports

- a) **Ref:** 25/01687/FUL
Address: 14 Charnham Street, Hungerford, RG17 0ES, (Hot food takeaway)
Proposal: Change of Use of a Class E unit to a Hot Food Takeaway (Sui Generis), installation of extraction and ventilation equipment and external alterations.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: HTC objects to the planning decision based on: Highway safety substandard visibility at the proposed exit Reasonable expectation that clients will park on the A4 on double yellow lines rather than the car park causing obstruction and danger to the public The proposed changes to the rear sections of the building would remove the historical context and replace it with a bland exterior, causing harm to the Conservation Area. o We have no objection to change furthermore we feel that the sooner the building undergoes maintenance the better and removal of what looks like asbestos sheeting roofing would be beneficial o We accept that the change in use of the building must mean that ventilation equipment must be placed on the central section of the roof o From the point of view of the Conservation Area, whatever changes are made internally to the building we feel that externally the wall / window / doors layout should remain unchanged (even if blocked up inside) There is a drawings issue o The Heritage statement Plate 8 shows a chimney in the centre of the front section of the building as does the SIDE WEST ELEVATION- ELEVATION 4 as existing o SIDE WEST ELEVATION- ELEVATION 4 shows the chimney in the centre whereas Section Y-Y below shows it moved. We see no need for such a move and suggest that this drawing be corrected.
- b) **Ref:** 25/02207/HOUSE
Address: 12 Church Way, Hungerford, RG17 0JU
Proposal: Single Storey Rear Extension & Internal Alterations with demolition of existing conservatory.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No objection
- c) **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)
WBC: Approved
HTC: No comment required – Certificate of Lawfulness
- d) **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)
WBC: Refused
HTC: Revised Decision - Hungerford Town Council has no objection to this planning application but requests that West Berkshire Council validates the plans and covenants and ensures that the measurements and details are correct.”
- e) **Ref:** 25/02344/HOUSE
Address: 91 Chilton Way, Hungerford, RG17 0JF
Proposal: Proposed loft conversion with rear dormer.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No objection

- f) **Ref:** 25/02212/FUL
Address: Charnham Works, Charnham Lane, Hungerford, RG17 0EY
Proposal: Demolition of existing side extension and construction of a larger single storey side extension to existing commercial premises re-organising storage facilities, installing solar panels and rooflights upgrading ground floor w.c. facilities and bin store recycling management plus existing parking
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning/documents/25/02212/FUL)
WBC: Granted
HTC: Supports
- g) **Ref:** 25/02209/CERTP
Address: Hungerford Cricket Club Bulpit Lane Hungerford
Proposal: Proposed artificial pitch.
Link: [25/02209/CERTP | Proposed artificial pitch. | Hungerford Cricket Club Bulpit Lane Hungerford](https://www.westberks.gov.uk/planning/documents/25/02209/CERTP)
WBC: Approved as Lawful
HTC: Certificate of Lawfulness – no comment required