

HUNGERFORD TOWN COUNCIL

The Mayor
Cllr Helen Simpson
57 Fairview Road
Hungerford
Berkshire
RG17 0BP
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

MINUTES of the **Environment and Planning Committee** meeting held on Monday 11th December 2023 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Simpson, Winser, Keates, Carlson, Greenwell, Coulthurst, Cole, and District Cllr Benneyworth.

In attendance: Wendy Crookall (Deputy Town Clerk)

One member of the public in attendance – reference planning application EP20230064 (e)

EP20230061 Apologies for absence – Cllrs Cusack, Hudson, Armstrong,
Also, District Cllrs Gaines & Vickers

EP20230062 Declarations of interest
Cllr Keates agenda item EP20230064 (a)
Cllr Greenwell agenda item EP20230064 (b)

EP20230063 Approval of Minutes of the Meeting held on Monday 13th November 2023 and update on actions.
Proposed: Cllr Keates
Seconded: Cllr Coulson
Resolution: Minutes of 13th November 2023 approved as a true record with one abstention by Cllr Greenwell

Action

Action 2: District Cllr Vickers confirmed that the reason why HTC did not get a second chance to express opinion if a planning decision goes against HTC's position is based on 'current policy inherited from previous Administration'. Given 30% vacancies levels within Planning Department, it is not a priority for officers to report back to town councils on a case by case basis if a decision goes against them. It was suggested that District Councillors request a Member-Call in, particularly for cases where we do not want a PA refused.

Action 5: District Cllr Gaines advised that since the application has been refused, there is no update regarding our concerns regarding the reduction of parking spaces. Cllr Gaines confirmed she will ensure it is considered if a new application comes in.

EP20230064 Planning applications:

a) 23/02053/HOUSE

13 Bourne Vale, Hungerford, RG17 0LL

Proposed first floor alterations to include new dormer windows to front and rear elevations

The Existing and Proposed drawings have been amended to currently reflect the proposal and the existing dwelling.

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

Proposed: Cllr Simpson

Seconded: Cllr Coulthurst

Resolution: No objection. Cllr Keates abstained.

b) 23/02598/HOUSE

119 Priory Road, Hungerford, RG17 0AP

Single storey rear extension, replacement garage side extension, loft conversion with dormer for stairs and roof lights.

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

Proposed: Cllr Winser

Seconded: Cllr Keates

Resolution: No objection. Cllr Greenwell abstained.

c) 23/02592/LBC

Little Hidden Farm, Wantage Road, Newtown, Hungerford RG17 0PN

Two story rear extension, new bathroom in existing roof space and replacement roof coverings

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

Proposed: Cllr Cole

Seconded: Cllr Keates

Resolution: Support

d) 23/02591/HOUSE

Little Hidden Farm, Wantage Road, Newtown, Hungerford RG17 0PN

Two storey rear extension, new bathroom in existing roof space and replacement roof coverings.

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

Proposed: Cllr Cole

Seconded: Cllr Keates

Resolution: Support

e) 23/02458/FUL

26 Charnham Street, Hungerford, RG17 0EJ

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, RG17 0EJ.

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

Proposed: Cllr Fyfe

Seconded: Cllr Simpson

Resolution: Support. Remove reference to over 55's and include more EV charging points

- f) **23/02586/FUL**
Land adjacent to 123 Strongrove Hill Hungerford
Erection of a single detached three bedroom house (125 Strongrove Hill) and associated works
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Note: HTC to ask District Councillors for a call-in, particularly where HTC are in support of an PA going through; it is possible to request a call-in conditional on the planners determining to turn an application down and this would preclude an unnecessary call-in when HTC had the decision it was supporting.

Action: Planning application for Land adjacent to 123 Strongrove Hill to be resubmitted to WBC due to plans being revised. Application to be rescheduled for discussion at the next E&P meeting 8th January 2023. Cllr Cole requested District Cllr Benneyworth carry out a Member Call-in regarding this application.

- g) **23/02704/HOUSE**
North Lodge, Hungerford Park, Hungerford, RG17 0UR
Oak framed lynch gate between front and rear gardens
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Proposed: Cllr Simpson
Seconded: Cllr Coulthurst
Resolution: Support

- h) **23/02755/HOUSE**
25 Chilton Way, Hungerford, RG17 0JR
Single storey rear extension, part of garage conversion, loft conversion
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Proposed: Cllr Simpson
Seconded: Cllr Winser
Resolution: No objection

EP20230065 Case Officers Reports

- a) **23/01918/HOUSE**
Lock House, The Marsh, Bath Road, Hungerford RG17 0SN
Erection of oak framed orangery to side of existing dwelling
WBC Grants planning permission for the development subject to conditions
HTC Environmental & Planning Committee have no objections to the current application
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

- b) **23/02281/COND**
Hungerford Leisure Centre, Priory Road, Hungerford, RG17 0AL
Approval of details reserved by Condition 4 – Materials approved application 22//01530/REG3: Section 73: Removal of Condition 8 (BREEAM) of previously approved application 21/02551/REG3: New dance studio – as single storey extension to existing leisure centre.
WBC Approves the details submitted
HTC – no comment posted

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

- c) **23/01848/FUL**
13 Bridge Street Hungerford RG17 0EH
permission for proposed change of use from A1 Retail to C3 Dwelling of a single room fronting Bridge Street.
HTC Environmental & Planning Committee have no objections to the current application

WBC GRANTS Approves planning permission for the development subject to the following condition(s):-

The development hereby permitted shall begin not later than three years from the date of this decision.

The development shall be carried out in accordance with the following approved plans/documents:

Heritage, Design and Access Statement received 4th August 2023;

Location and Block Plans 1066 - 02A received 10th August 2023;

Proposed Plans and Elevations 1066 - 03 received 10th August 2023; Flood Risk Assessment received 6th November 2023.

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

The meeting closed at 8.02 pm.