

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** meeting held on Monday 8th January 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Simpson, Winsor, Keates, Greenwell, Coulthurst, Cole, and District Cllr Gaines

In attendance: Wendy Crookall (Deputy Town Clerk)

Several members of the public were in attendance, reference planning application g) 23/02917/FUL and as a result, was the first planning application discussed.

EP2024001 Apologies for absence – Cllrs Hudson, Carlson, Armstrong and District Cllr Benneyworth

EP2024002 Declarations of interest. None

EP2024003 Approval of Minutes of the Meeting held on Monday 11th December 2023 and update on actions.

Proposed: Cllr Keates

Seconded: Cllr Coulthurst/Cole

Resolution: Minutes of 11th December 2023 approved as a true record with one abstention by Cllr Cusack

EP2024004 Local Council Risk Assessment – Right to be notified of planning applications – report distributed.

Proposed: Cllr Winsor

Seconded: Cllr Coulthurst

Resolution: approved

EP2024005 Planning applications:

- g) **23/02917/FUL**
Highway West of Cygnet Way, Charnham Park, Hungerford (Vending Van)
Change of use of highway to hot food vending van
[Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk)

Representatives from the public, including Company Secretary of Charnham Park Ltd and Owners of Terrace View Café & Bar were in attendance at the meeting. Councillors were keen to understand more about the concerns raised which centred around hazards associated with this food van;

- Obstruction of the highway and increased risks to traffic.
- Obstruction to the footpaths.
- Unsafe parking from the van and potential customers inc. lorries causing reduction in visibility and increased traffic risks.
- Increase in antisocial behaviour, littering and illegal parking.

Representatives from Terrace View Café and bar noted that the area is already supported by their and other cafes and shops Hungerford. Cllr Gaines confirmed that a meeting was held 6 weeks ago with Highways and concerns were raised and the possibility of increasing the double yellow lines was discussed. In addition, it is planned that the entrance to Kennet Valley Wetlands Reserve will be opposite Cygnet Way close to where the van proposed to park; all of which would create additional issues.

Councillors raised the additional issue of increased litter the van would create and noted it was already an issue due to the number of lorries parked on the road both day and night. Cllr Simpson highlighted that the newly opened SEN School in Charnham Park which created additional footfall and the pavements are already narrow and also noted that existing independent food outlets, were struggling and concluded that it would be wrong to approve an additional food outlet.

Cllr Cole stated that the addition of the Food Van would not benefit Hungerford. Cllr Fyfe asked if the Van was situated elsewhere, would there be a benefit to Hungerford. Cllr Gaines confirmed that any licence fee would go to WBC and not Hungerford and no taxes would be paid for the van being in this location.

Proposed: Cllr Cole

Seconded: Cllr Greenwell

Resolution: Object. Cllr Coulthurst abstained.

a) **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/planning-documents)

Note: Application 'Supported' at last E&P meeting – further discussion not required

b) **23/02633/FUL**

1-2 Swangate, Hungerford, RG17 0YX

Erection of link extension between Units 1 and 2 Swangate and alterations

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

Councillors discussed concerns regarding proposed reduction in parking and discussed that WBC Highways had noted proposal to reduce car parking from 21 to 17 spaces with one disabled parking space. WBC's car parking standards state a maximum of 45 spaces would be required. It was noted by Councillor's that given the additional floor area, and additional staff, additional car parking spaces should be provided.

Proposed: Cllr Keates

Seconded: Cllr Coulthurst

Resolution: Support

c) **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)

District Cllr Benneyworth carried out a Members Call-In due to possibility of the house becoming two dwellings with a possible Condition being applied (personal to the occupants).

Note: Application withdrawn by WBC due to updated plans being submitted. WBC will submit new planning application in due course.

- d) **23/02863/HOUSE**
69 Priory Road Hungerford RG17 0AW
Proposed Single Storey Extension, Link to Garage with Partial Conversion to Home/Office/Utility/Family Space and Garage Extension. Solar Array
[Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk)

Councillors noted the high number of applications received in Priory Road but felt that the large gardens ensured that the proposed plans would not have a detrimental impact on the garden and the proposed plans will improve the dwelling.

Proposed: Cllr Greenwell
Seconded: Cllr Simpson
Resolution: No Objection

- e) **23/02837/FUL**
125 High Street Hungerford RG17 0DL
Retention (with materials modification) and extension of first floor rear for use as commercial storage.
[Planning Documents \(westberks.gov.uk\)](http://westberks.gov.uk)

Councillors discussed that previous plans had been submitted and noted that a call in had been previously requested and deemed 'discharged' with no further extension being available.

Cllr Simpson raised concern that Boots lease was due to expire in 12 months leaving Hungerford potentially without a chemist and noted that this would be detrimental to Hungerford. Cllr Simpson confirmed she had received reassurance from Boots that they are in consultation with the new landlord. Councillors noted that the new plans modified previous storage pressures and addressed previous toilet and rest facilities for staff.

Proposed: Cllr Keates
Seconded: Cllr Winser
Resolution: No Objection

- f) **23/02627/OOD (Rushmoor Borough Council)**
Farnborough Airport, Grid Ref: 485879 153909
Increase number the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum and Amend the aircraft weight category of 50,000 to 80,000Kg to 55,000 – 80,000 and to increase the from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays and to Replace Conditions No. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with Civil Aviation Authority /Department for Transport Requirements at Farnborough Airport.
[Out of District Planning Application](#)

Councillors noted that the proposal does not affect Hungerford and whilst it would lead to increased jobs in the area, this did not take account of the environmental issues. Cllr Keates noted we have electric planes, and the number will increase over time and that we have an active Air Force so felt the Council had no grounds to object. It was noted that most aircraft movement were small private helicopters and jets - there were few commercial passenger flights; it was a maintenance hub. Councillor Gaines confirmed that it does not directly affect WBC and as it had already received over 2000 objections, it was considered that our decision would not make a difference.

Proposed: Cllr Keates
Seconded: Cllr Greenwell
Resolution: No Objection. Cllr Simpson abstained.

a) **23/01064/FUL / Enforcement Enquiry Number: 23/00471/15UNAU**
Norgate House, Tealgate, Hungerford, RG17 0YT

Complaint: The work has already been carried out but planning application 23/01064/FUL status is still 'Awaiting a Decision'. WBC have investigated the alleged breach and have closed the case with no further action or investigation required. WBC granted approval confirming the Velux windows were installed as per the approved plans.

HTC proposed no objection to the current application 23/01064/FUL

[Planning Documents \(westberks.gov.uk\)](#)

b) **23/02299/HOUSE**
4 Church Way, Hungerford, RG17 0JX

Replacement of existing single storey flat roof with new flat roof with rooflights using parapet wall perimeter; installation of new first floor bathroom window, replacement of kitchen window with wider opening and sliding doors; replacement of bedroom sliding doors with window; and replacement of the garage door with a glazed bifold door in the existing opening.

WBC Grants planning permission for the development subject to conditions.

HTC proposed No Objection

[Planning Documents \(westberks.gov.uk\)](#)

c) **23/02251/LBC**
25 High Street, Hungerford, RG17 0NF

Proposal: Remove 1 no. Internal door and build 2 no. partitions for changing rooms

WBC Grants list building consent subject to conditions

HTC proposed No Objection

[Planning Documents \(.westberks.gov.uk\)](#)

d) **23/02438/COND**
20 Prospect Road, RG17 0JL

Application for approval of details reserved by conditions 3 (Materials) 5 (Construction Method Statement) and 8 (SuDus) of approved 21/01131/FULD

Proposal: Demolish existing house & carport, 2 new semi-detached houses

WBC APPROVES IN PART AND REFUSES IN PART as described below:

[Planning Documents \(westberks.gov.uk\)](#)

Conditions 3 – Materials - Approved

Condition 5 – Construction Method Statement - Approved

Condition 8 – SuDs – **Not Approved**

The meeting closed at 19.46 pm.