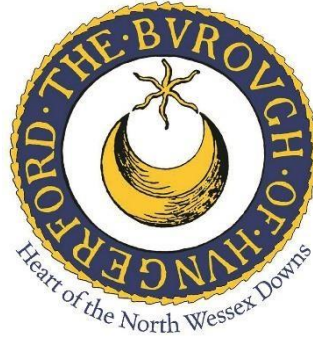


HUNGERFORD TOWN COUNCIL

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Draft MINUTES of the **Environment and Planning Committee** meeting held on Monday 14th July 2025 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Cole, Keates, Fyfe, Simpson, Winsor, Carlson, Armstrong, Montgomery, Brunning & Mulholland

Also in attendance: Deputy Town Clerk (DTC), Cllr Reeve, Mr C Scorey (representing Town & Manor), Mr D Templeton (Planning Consultant representing Aldi), Mark Ranson (Representative of Charnham Park), members of the public and press.

The minutes are recorded in the order the agenda items were discussed at the meeting.

EP2025039 Apologies for absence - none

EP2025040 Co-option of Councillors to E&P Committee

Proposed: Cllr Simpson

Seconded: Cllr Carlson

Resolution: Cllrs Brunning & Mulholland successfully co-opted to E&P committee

EP2025041 Declarations of interest – Cllr Montgomery a) **25/01203/FULMAJ** – declared during Aldi presentation

EP2025042 Approval of Minutes of the Meeting held on Monday 9th June 2025 and update on actions.

Proposed: Cllr Winsor

Seconded: Cllr Montgomery

Resolution: Minutes agreed as true representation of meeting held Monday 9th June 2025 with 1 abstention.

EP2025045 **Planning application** 25/01203/FULMAJ discussion was brought forward to accommodate Representatives from Aldi & Charnham Park and members of the public.

- a) **Ref:** 25/01203/FULMAJ - **Receive presentation from Aldi representatives**
Applicant: Land Adjacent To Herongate Leisure Centre Herongate Hungerford
Proposal: The erection of a 1725 sqm (gross) Class E discount food store with associated access, parking and servicing areas, landscaping, together with highways improvements at the junction of the A4 (Charnham Street) and the B4192.
Link: [Planning Documents \(westberks.gov.uk\)](https://westberks.gov.uk/planning-documents)

Cllr Cole welcomed the representatives from Aldi and Charnham Park, alongside members of the public. Cllr Cole confirmed that a list of questions and comments had been agreed following an initial meeting with Aldi

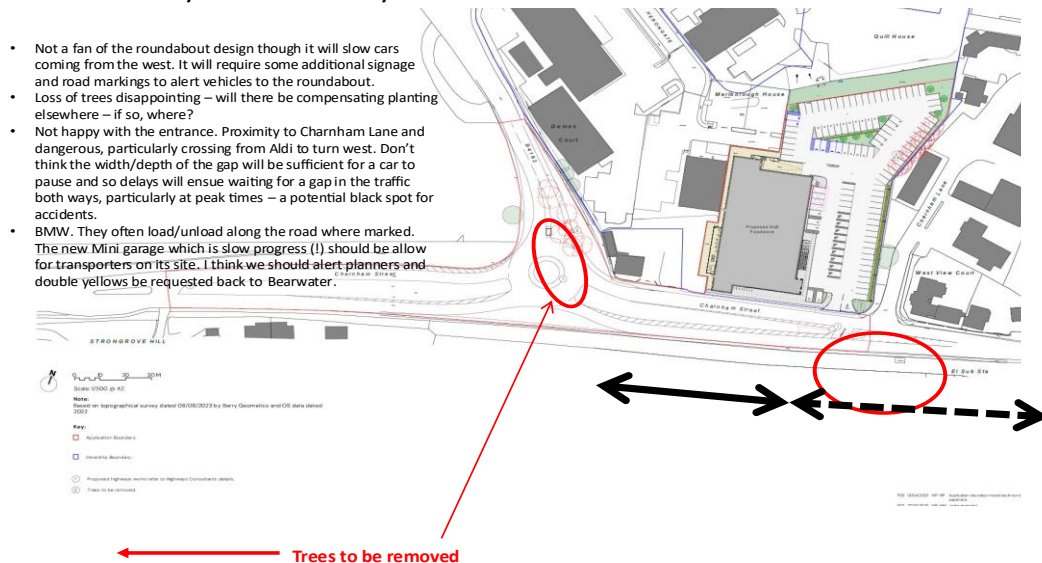
representatives and confirmed that the current Planning application was WBC's Highways Departments preferred option of those presented by Aldi.

Cllr Cole presented the list of questions and comments from the meeting in June:

- *Impact on Undy's*
- *Net loss of habitat – They will have to buy in offsite to meet the requirement. This can and should be done locally, should be discussed with the Town and Manor re Wetlands Project etc.*
- *Proximity to SSSI and potential impacts on it*
- *The planning condition required referenced in the Archaeological report – HTC feels this should be emphasised and conducted.*
- *Trees along Eastern border being removed will expose neighbouring office.*
- *The trees being removed are not being replaced in sufficient numbers or of sufficient size to ensure adequate cover quickly enough*
- *Need more screening to the west side of the plot, in particular Undy's*
- *Landscape management plan is insufficient – The 12-month period specified needs to be increased to 5 years.*
- *Roof is only part filled with solar panels – need to maximise the amount of solar energy generated.*
- *Concern over proposed entry and exit arrangements from site and proximity to Charnham Lane. The proposed arrangement may cause tailbacks. Is there an option to do the roundabout differently?*
- *Potential Traffic disruption – given the recent "history" over the A4 closure at Speen, HTC hopes that this will be well planned.*
- *[Any impact on the local school, Oaklands, needs to be understood]*
- *Need for pedestrian crossing. Narrow footway by the Bear will become more congested.*

Cllr Cole then handed over to Cllr Fyfe to continue the presentation with the following slide:

Alistair Fyfe commentary



Cllrs discussed the issues and concerns raised.

Cllr Hudson provided the following summary of the transport assessment:

1. Site access with A4

- a) It is only about 10m between the centre lines of the site and Charnham Lane priority junctions. This is a serious problem as traffic leaving the site will block visibility to Charnham Lane traffic and visa versa. Also

left turning traffic indicating to go into Charnham Lane will confuse traffic exiting the site access. Junctions should generally be at least the distance of the required visibility and in this case 43m.

- b) The set back give way line – needs to be in line with the kerb edge.
- c) A 2m footway is required between Charnham Lane and site access.
- d) Where is the Stage 1 Road Safety Audit for the junction?

2. A4/B4192 Roundabout

- a) Generally support and will be a major safety enhancement to the town
- b) Needs to be designed up in more detail with white lines and signs so we can understand the speed limit changes etc
- c) Would recommend the 5.0m and 5.5m entries be widened to 6.0m so 2 lanes can be marked out. Gives more flexibility for higher flows such as during M4 closures.
- d) Where is Stage 1 RSA?

Cllrs discussed the need to restrict traffic and delivery routes on Charnham Park and Charnham Street, the possible relocation of access points, the need for double yellow lines on Charnham Street by BMW garage and proposed roundabout and the need for a pedestrian crossing between the town centre and Bearwater due to concerns over safety for pedestrians crossing and visibility of traffic and were in agreement of Cllr Hudson's assessment above.

Cllr Cole asked if there were any other questions and when none were received, he welcomed Aldi representative, Mr D Templeton (DT), Planning Agent on behalf of Aldi Stores. DT confirmed he is a consultant and not a Highways Engineer so may need to take questions back for clarification. DT stated that Hungerford had been identified as a key location for an Aldi store and reinforced Aldi's commitment to building here would not be influenced by the identification of other sites, regardless of location.

The land is undeveloped and original planning was for a hotel, now lapsed. It has direct access and the proposed Highways improvements will benefit customers and deliveries. It is of a contemporary design but adapted to fit into Hungerford's landscape. Aldi reviewed 8 other sites but none were suitable, and they believe this one will have no adverse impact on the Town Centre. They spent time walking around Hungerford to review impact on other shops and premises. The only other alternative is Tesco's, which they assessed to be attracting double the number of customers it was built for and achieves double the annual turnover, estimated as £21.5 million rather than the average £11 million expected based on store site. They considered Tesco's service area to be poor as deliveries have to go in via the train tracks.

Aldi will provide competition to Tesco but not directly with the local butcher, bakery or other independent traders as they have no dedicated meat or fresh bakery counters. Other benefits include reducing residents carbon footprint from travelling to Newbury for an alternative supermarket. Aldi will provide 113 car parking spaces with accessible parent/child spaces, 6 electrical parking spaces, with more planned. Cycle parking is also available and will be visible to allow natural surveillance.

Deliveries will be 3-4 times per day, before 8am. Delivery bay will be operated by 1 person (driver), using pallets not metal cages in the warehouse.

The building will be partly redbrick to fit into Hungerford from the West and will match Undy's Cottage, this will be the welfare area.

Heritage Statement covers the west & east elevations and the timescale for approval ideally to be determined before calendar year end and the build will take approximately 40 weeks – they would love to be operating by Christmas 2026.

DT then opened the floor for questions

One question raised by Cllrs is how pedestrians will cross safely as they step into the Highway noting that as the bushes grow, visibility will be further impacted.

DT confirmed that the Road Safety Audit is going through Stage 1 so there may be updates on the Design Audit/road entrance and the exit. He confirmed that WBC and Aldi went through the various planning options and this was WBC's preferred choice. The central 'refuse' area for cars to turn right was questioned as Cllr Fyfe noted it could be dangerous. DT reiterated Aldi's commitment to improving the plans.

Cllrs questioned why the access was separate to Charnham Lane? DT confirmed that they have a single access point at Charnham Lane as a 3rd party landowner owns that land. Aldi does not want to have access opposite Bearwater and DT stated there may be changes to the scheme and a redesign may be the result.

Cllr Montgomery stated that the other options presented to WBC were preferable in that one option had the store entrance and exits in different locations. DT confirmed that they will look at access points and will check that HGVs can manoeuvre as required. Cllr Montgomery confirmed he owned the first building on the left going down Charnham Lane and as result, he was reminded to declare an interest in this agenda item.

Cllrs questioned the landscaping and management of the shrubs. DT confirmed there is a 12-month defect period and a landscaping company will rectify issues. They could possibly extend this to 5-year or even a 10-year landscaping management scheme to ensure there is enough time to capture all defects/issues. Cllrs questioned whether the scheme could be extended to the length of the tenure of the site and DT raised 'no issue in principle' with this suggestion.

Cllrs further discussed moving the access points on Charnham Street, nearer the roundabout (to where the accessible bays are) and to make improvements to pedestrian safety. DT highlighted that the unloading bays and double yellow lines by BMW might help with traffic calming and is the responsibility of WBC. Aldi may look at another pedestrian crossing near the Bear due to volume of traffic but will defer decision to Highways. Cllrs confirmed a zebra crossing or central island would be a good option.

Cllr Carlson questioned use of solar panels on the roof and DT confirmed they were principally to serve the requirements of the store's energy needs hence the whole roof not being fitted with solar panels. To do so would mean they are required to obtain a licence to enable them to export the energy back to the grid. The higher end panels proposed will help with management and maintenance. As part of the build will be south facing, need to prevent from overheating therefore the glass used will be treated where necessary e.g. by the tills and produce sections.

Cllrs suggested that the land between Undy's Cottage and Aldi (owned by Kerridge) could be managed by Kerridge and screened from view. Cllrs also discussed the 228 supporting comments and said this highlighted the support the planning application has in the town. There were 3 objections recorded and Aldi expect Tesco's to object.

Also discussed was the sustainability of packaging, 'food miles' given there will be 3-4 deliveries per day. DT confirmed that the aim of Aldi is to be net zero by 2030, to minimise use of plastic, food miles and be ready for 'plastic returns' (customers to be paid to return bottles) as and when system is launched by the government. Cllrs requested a copy of Aldi's Sustainability Report and would like the ability for customers to 'fill up their own containers with food and other products. It was noted that deliveries should be taken to the redistribution centre in Swindon.

Cllr Reeves requested permission to speak from the Chair as he is not a member of this committee. Permission was granted by Cllr Cole.

Cllr Reeves confirmed that the new roundabout will improve safety in the area, even the current proposal will slow traffic down significantly. As a town, several retail outlets have closed this year and 4 last year so sees this as a positive addition to Hungerford. Believes it will increase visitor footfall to the town centre and does not believe any independent shops will be negatively impacted. Sustainability is positive and it will reduce the number of people travelling to Newbury for alternative stores. It is a neglected area of land so Cllr Reeves does not feel biodiversity will be negatively impacted. Given the Head Office is in Swindon, he feels it is natural that Aldi look to develop in surrounding areas and is concerned that if too many caveats are added, Aldi might go elsewhere e.g. Marlborough.

T&M representative confirmed that the biodiversity list was drawn up by WBC and not T&M and felt that it may well date back to the original planning application for the Hotel. It was noted that the current board of Trustees of T&M have not concerns or plans to object to this planning application.

DT confirmed that if Aldi cannot find the 10% biodiversity on site, they will do so elsewhere. T&M stated that the proposed Wetland Reserve, with plans to generate 26.5% biodiversity will be a good alternative. DT confirmed they will have conversations with T&M regarding offsite biodiversity at a future date.

DT confirmed that Aldi would also like to be in Wantage, Marlborough and any location that was viable and in no way did this compete with Hungerford.

Cllr Gaines confirmed that Section 106 is WBC responsibility and will be discussed at committee.

DT confirmed opening hours and access times:
M-S 8am – 10pm for customers and 7am – 11pm for deliveries

A noise assessment will be completed as requested by WBC and they will review access points and the impact on Charnham Park, which is currently overloaded by parked lorries.

DT confirmed the site will not be closed at night (no security gate is planned) nor are there plans to do so. Public can use the car park and length of free parking is to be determined.

DT confirmed a Delivery Management Plan will be reviewed as some residents have expressed concern.

MR, Representative of Charnham Park confirmed talks are underway with Urban Clearways to discuss reducing speed limits and support to help stop anyone parking in Charnham Park.

Cllr Keates confirmed that Highways & Transport Committee had asked for this to become an Urban Highway and for double yellow lines along Charnham Lane, highlighting a number of concerns from residents of some lorry drivers urinating along the pathway and human faeces has been reported in the bushes, verbal abuse and reports of residents not feeling safe when walking along the road. Cllr Keates said this has been chased and has been told it will be reviewed with a level of priority. MR agreed to help lobby WBC to try and increase its priority level.

Cllr Cole thanked DT and no further questions were forthcoming.

Action: DT to send copy of presentation and Sustainability Report to DTC to distribute to Cllrs.

Propose: Cllr Simpson

Seconded: Cllr Fyfe

Resolution: Hungerford Town Council supports this planning application (AIF with one abstention) subject to WBC resolving the following issues listed below. Cllrs agreed the following statement for HTC's decision on WBC's Planning Portal in support of the application subject to resolving the Highways concerns raised:

Hungerford Town Council supports this planning application subject to resolving the following Highways concerns:

1. Site Access with the A4

- It is only about 10m between the centre lines of the site access and Charnham Lane priority junctions. This is a serious problem as traffic leaving the site will block visibility to Charnham Lane traffic and visa versa. Also left turning traffic indicating to going to Charnham Lane will confuse traffic exiting the site access. Junctions should generally be at least the distance of the required visibility and in this case 43m.
- The set back give way line – needs to be in line with the kerb edge
- A 2m footway is required between Charnham Lane and site access and a safe pedestrian crossing with lowered kerbs for pedestrians across the site access.

- Where is the Stage 1 Road Safety Audit for the junction?

2. A4/B4192 Roundabout

- Generally support and will be a major safety enhancement to the town
- Needs to be designed in more detail to include signage and white lines to fully understand new road layout and new speed limits on approaches.
- Would recommend the 5.0m and 5.5m entries be widened to 6.0m so 2 lanes can be marked out. This gives more flexibility for higher flows such as when with M4 closures.
- Where is the Stage 1 RSA?

3. Restrict Traffic / Delivery route – Charnham Park/Charnham Street

- Possible relocation of access point on Charnham Street.
- Set up an agreed delivery strategy, which may involve diverting deliveries to enter the store via Charnham Park ... see point 4 to enable

4. Restrict on Street Parking on Charnham Street and Charnham Park

Introduce double yellow lines on Charnham Street between the BMW garage and the proposed roundabout and along the length of Charnham Park.

5. Safe pedestrian crossing of Charnham Street

A pedestrian crossing needs to be provided on Charnham Street somewhere between the BMW garage and the site, either a Zebra or Puffin. Required to allow a safe pedestrian route for pedestrians to the site between the town centre and residents of Bearwater.

EP2025043 Implications of Central Government changes as per ONH email [ONH Planning for Good](#)

Cllr Cole confirmed that Cllrs had reviewed the government's proposed changes and confirmed that whilst a comment on a planning application could be one line, it now needed to provide a greater depth of comments. As a Statutory Consultees could previously give additional details at a later stage; the new process requires full details and decisions straight away.

Cllr Simpson observed that if a major development occurs and we lost a decision and would like to appeal – we would need to get a Planning Consultant to support us but acknowledged this does not happen very often.

Cllr Hudson stated that if the council feels strongly enough to object to planning then we need to ensure we submit a detailed response which is now how HTC currently operates thanks to the previous Chair, Cllr Fyfe as he developed a more in-depth process and response. This is important as Cllr Fyfe confirmed that HTC comments are included in Planning Officers reports.

Cllrs questioned what information goes to Planning Inspectors and Cllr Gaines confirmed that WBC will have to record reasons for any concerns to an Inspector from District Cllrs following council meetings. HTC needs to submit full details of concerns, in writing. Some aspects of how a planning committee like Western Area Planning (WAP) works, and how in the event of an appeal all information that WBC has is handed to the inspector. If HTC puts in only a one liner that is all the goes to the Inspector.



Please review information on the planning reforms from Central Government via QR code

Action: DTC to send Cllr Gaines ONH presentation. Discussion deferred pending more information.

EP2025045 Planning applications:

b) **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)

Cllr Cole confirmed the changes to the sign below and all Cllrs were happy with proposed changes to logo.

Signage – unchanged dimensions



Proposed: Cllr Fyfe

Seconded: Cllr Keats

Resolution: Hungerford Town Council has no objection to this planning application

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.

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

Cllr Cole presented the following slides to highlight the current dilapidated state of the property and the proposed plans:





Cllrs noted that it was positive to see the solar panels were included but felt the design was not in keeping with the local area, there were too many doors and windows to the front of the property and considered the internal layout to be of an odd design.

Cllrs felt its appearance is not attractive and did not feel it is keeping with houses in the area. They felt the use of render was a cheap option and having 3 doors in the front was not attractive. Cllrs suggested the removal of the middle door, and the front to be brick with larger windows. Councillors would like this application 'called in' if planning officers recommend it for approval.

Proposed: Cllr Fyfe

Seconded: Cllr Simpson

Resolution: Hungerford Town Council objects to this planning application due to:

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

Action: Councillors would like this application 'called in' if planning officers are recommending its approval. DTC to email this information to Cllr Gaines.

- d) **Ref:** 25/01395/HOUSE
Applicant: 53 Fairview Road, Hungerford, RG17 0BP
Proposal: Erection of single storey extension with lean to roof
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)

Proposed: Cllr Keats

Seconded: Cllr Montgomery

Resolution: Hungerford Town Council has no objection to this planning application.

EP2025046 Case Officers Reports

Cllr Cole read out the summary of decisions from WBC for each planning application:

- a) **Ref:** 25/00831/LBC
Applicant: 25 High Street, Hungerford, RG17 0NF,
Proposal: Alterations to existing offices to sub-divide ground, first and second floor offices into 2 separate tenancies.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: Hungerford Town Council has no objection to this planning application on the basis that a WBC Conservation Officer looks into this application and addresses any concerns found.
- b) **Ref:** 24/02080/FUL
Applicant: Hungerford Park Estate, Hungerford Park, Hungerford, RG17 0UU
Proposal: Retrospective in part application for the retention of external alterations to Barns A and B,

and the insertion of 4 No. new windows to Barn B

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

WBC: Refused

HTC: Hungerford Town Council Objected based on the following four points:

- Dangerous exit onto Inkpen road. Highways refused an application **13/02003/PACOU** due to the dangers on the exit to Inkpen Road and Hungerford Park have increased use of this site. See also the 2015 trip generation figures part on 15/01540/CERTP; the 114 daily vehicle movements have significantly increased due to commercial activity. An alternative exit from the site is suggested using the safer North entrance. In addition:
- Light pollution from roof lights and security lighting.
- Lack of EV charging o Increase in usage of the site from 10 – 3pm to 8am – 6pm.
- Lack of plan for the whole estate. There has been a steady incremental increase in the use of the estate and HTC would be grateful if WBC could request a whole estate plan.

PART TWO

‘The public and press may be excluded from the meeting on the grounds that publicity might be prejudicial to the public interest as per the Public Bodies (Admissions to Meetings) Act 1960’.

EP2025044 Propose Draft Response to Neighbourhood Plan Inspectors Questions

Cllr Cole thanked Cllr Hudson for his work on this matter after confirming that Cllrs had reviewed the comments he had submitted. It was agreed that Cllrs were in support of the comments made and it was proposed the comments should be submitted.

Action: TC to submit comments to WBC

Proposed: Cllr Hudson

Seconded: Cllr Keates

Resolution: HTC proposes Cllr Hudson’s comments are submitted to WBC

Reports:

Ref: 25/01203/FULMAJ - Land Adjacent To Herongate Leisure Centre Herongate Hungerford



Access



- Access and egress points for HGVs, cars and pedestrians are off Charnham Street.
- Deliveries to take place via the Delivery Service Management Plan.
- 113 free parking spaces, including 5 accessible and 9 parent & child spaces, plus ample cycle parking.
- 6 EV charging spaces, with infrastructure for more in the future.
- Deliveries: 3-4 deliveries per day due to limited product range (1,800 items).
- Deliveries scheduled outside peak hours. On-site delivery ramp reduces noise and external activity.



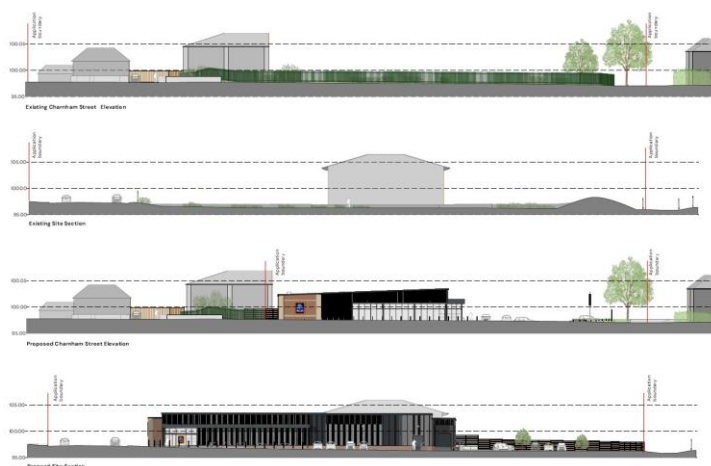
Proposal

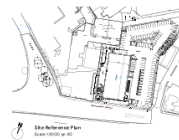


- An investment of £7m, benefiting people in Hungerford and the wider area.
- The creation of up to 40 new, full-time equivalent jobs for local people, paid at industry-leading rates of £12.75 per hour.
- A brand new, Aldi food store with a net sales area of around 1,195 sqm.
- 113 car parking spaces including accessible parking spaces and parent & child spaces.
- 6 electric vehicle charging points with infrastructure in place to increase this number in the future.
- Additional employment opportunities during construction of the store and through the supply chain.
- Attractive landscaping incorporated around the site to improve its appearance and a Biodiversity Net Gain.



Indicative design – Street Elevations





- NOTES:**
1. All dimensions are in meters unless otherwise stated.
 2. All dimensions are to the centerline of the building unless otherwise stated.
 3. All dimensions are to the finished ground level unless otherwise stated.
 4. All dimensions are to the finished floor level unless otherwise stated.
 5. All dimensions are to the finished ceiling level unless otherwise stated.
 6. All dimensions are to the finished roof level unless otherwise stated.
 7. All dimensions are to the finished wall level unless otherwise stated.
 8. All dimensions are to the finished window level unless otherwise stated.
 9. All dimensions are to the finished door level unless otherwise stated.
 10. All dimensions are to the finished staircase level unless otherwise stated.
 11. All dimensions are to the finished ramp level unless otherwise stated.
 12. All dimensions are to the finished parking level unless otherwise stated.
 13. All dimensions are to the finished loading level unless otherwise stated.
 14. All dimensions are to the finished storage level unless otherwise stated.
 15. All dimensions are to the finished office level unless otherwise stated.
 16. All dimensions are to the finished retail level unless otherwise stated.
 17. All dimensions are to the finished warehouse level unless otherwise stated.
 18. All dimensions are to the finished distribution level unless otherwise stated.
 19. All dimensions are to the finished processing level unless otherwise stated.
 20. All dimensions are to the finished assembly level unless otherwise stated.

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Please review Aldi's sustainability report using QR Code