

Supplemental Items for Western Area Planning Committee

Wednesday 22 October 2025 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury
Part I

Page No.

- (1) **25/01687/FUL 14 Charnham Street, Hungerford** 3 - 6
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.
Location: 14 Charnham Street, Hungerford
Applicant: Miss Chloe Smith
Recommendation: The Development Control Manager be authorised to
GRANT conditional permission.

Sarah Clarke.

Sarah Clarke

Executive Director - Resources

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.



WestBerkshire
C O U N C I L

This page is intentionally left blank

**WESTERN AREA PLANNING COMMITTEE
DATED 22 OCTOBER 2025**

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,
Part 2 - any applications that have been deferred for a site visit,
Part 3 - applications where members of the public wish to speak,
Part 4 - applications that have not attracted public speaking.

Part 1 N/A

Part 2 N/A

Part 3 Item (1) 25/01687/FUL - 14 Charnham Street, Hungerford, RG17 0ES Pages 9-29

Part 4 N/A

This page is intentionally left blank

WESTERN AREA PLANNING COMMITTEE

22.10.2025

UPDATE REPORT

| | | | | |
|------|-----|--------------|----------|------|
| Item | | Application | | |
| No: | (1) | No: | Page No. | 9-29 |
| | | 25/01687/FUL | | |

Site: 14 Charnham Street, Hungerford, RG17 0ES

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Further Consultation Responses

SuDs – The applicant has provided an appropriate FRA, the SuDs team therefore have no further comments.

3. Additional Public Representations

An additional 2 letters objections have been received raising similar concerns to those set out in the committee report, namely the following:

- The proposed exit is on a blind bend with restricted sight lines, increasing the risk of accidents.
- Double yellow lines on both sides of the road indicate existing safety concerns.
- Larger vehicles struggle to navigate the bend safely, often crossing the center line or encroaching on the pavement.
- Historical use of private car parks (e.g., Faulknor Square) by takeaway customers caused access problems for nearby residents.
- Emergency vehicle access could be compromised due to blocked driveways and limited maneuvering space.
- Only three parking spaces are planned behind 14 Charnham Street, raising concerns about: where staff will park? and where bins (e.g., Biffa) will be located?
- The adjacent restaurant's car park is already congested, especially during busy periods.
- Increased likelihood of illegal parking on double yellow lines and private property.
- Potential rise in noise and litter, affecting the residential character of the area.
- The street is a major traffic route, especially during M4 closures, and already handles heavy traffic and emergency vehicles.

Following the committee site visit a local resident has conducted a survey with regards to the amount of parking space available during peak times in the Amore and informally.

FRIDAY, 17th October. 7.30 p.m. 19 cars in Amore car park, and the designated parking for the proposed takeaway was fully occupied plus two cars blocking the exit.

SATURDAY, 18th October. 7.30 p.m. Identical scenario.

SUNDAY, 19th October, 1.00 p.m. and 3.00p.m. On neither visit was there a free space in the Amore car park, and the takeaway spaces also occupied.

MONDAY, 20th October. 1.45 p.m. All the proposed takeaway parking spaces were occupied, plus two vehicles parked on the exit.

4. Additional information following committee site visit

The following information relating to noise levels has been extracted from the Noise Assessment Reports at the request of Cllr Abbs for ease of reference.

Proposed mitigation measures outlined in Noise Impact Assessment:

- In-duct atmospheric side silencer on oven extract (to be mounted internally)
- Acoustic enclosure around cold store condenser

With the above proposed mitigation measures in place the following dB levels are predicted at the assessment locations:

AP1 – Residential windows directly above the unit

AP2 - Residential windows to the rear of the neighbouring property to the east.

Table 5 Noise emission levels at the assessment locations

| Location | Rating Level, dB $L_{A,T}$ dB (Limit) | |
|----------|---------------------------------------|------------------------------|
| | Open Period (1100-2300) | Closed Period (2300-1100) |
| AP1 | 36 (38) | 31 (33) |
| AP2 | 33 (38) | 32 (33) |

5.18 The calculations demonstrate that the noise limits would be met by the plant items.