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Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

WESTERN AREA PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY 15 JULY 2026

Councillors Present: Phil Barnett (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Paul Dick, Nigel Foot, Denise Gaines, Tony Vickers and Howard Woollaston

Also Present: Bob Dray, Claire Say, Paul Goddard, Thomas Radbourne, Gordon Oliver

PART I

1. Minutes

The Minutes of the meeting held on 20 May 2026 were approved as a true and correct record and signed by the Chairman.

2. Declarations of Interest

There were no declarations of interest received.

3. Schedule of Planning Applications

(1) 26/00555/REG3 Former Old Peoples Home, Chestnut Walk, Hungerford

26/00555/REG3 Former Old Peoples Home, Chestnut Walk, Hungerford was deferred to a future meeting of the Western Area Planning Committee.

(2) 25/02804/FUL Land South of Kennet and Avon Canal and North of Tesco Everland Road Hungerford

1. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 25/02804/FUL in respect of the erection of a residential development comprising 6 semi-detached houses, 1 detached house, with associated access road, parking and landscaping. Land South of Kennet and Avon Canal and North of Tesco Everland Road Hungerford.
2. Mr Bob Dray (Interim Service Lead – Planning) introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Development Manager be authorised to grant planning permission, subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard if he had any observations relating to the application. Mr Goddard highlighted the following:
    - Whilst the application had presented some unusual circumstances, the Local Highway Authority had assessed the proposal against relevant highway standards and had raised no objection.

- The development was expected to generate approximately 42 vehicle movements per day and the impact on the surrounding highway network would be minimal.
- Mr Goddard acknowledged concerns regarding the private status of Everland Road but advised that the access arrangements were considered safe and suitable. He further explained that refuse vehicles would not access the site due to restrictions within the Council's waste collection contract, however suitable alternative arrangements were proposed through a private management company and Section 106 Agreement.

4. In accordance with the Council's Constitution, Mr James Cole, and Ms Sue Terry, Town Council representatives, Mr Les Durrant, agent, and Councillor Dennis Benneyworth, Ward Member, addressed the Committee on this application.

Town Council Representation

5. Mr Cole and Ms Terry addressed the Committee. The full representation can be viewed here:

Western Area Planning Committee - Recording

Member Questions to the Town Council

6. Members asked questions of clarification and were given the following responses:

- The Town Council's original objection had been based on the understanding that the houses would be four-bedroom properties.
- At a meeting on 13 July 2026, the Town Council had been informed that the development would comprise of one two-bedroom house and five five-bedroom houses.
- The Town Council wished to see clarification of the actual bedroom numbers, particularly because of the housing mix requirements within the Hungerford Neighbourhood Development Plan.

Officers confirmed that the submitted plans showed: One two-bedroom dwelling and six four-bedroom dwellings.

Agent Representation

7. Mr Durrant addressed the Committee. The full representation can be viewed here:

Western Area Planning Committee - Recording

Member Questions to the Agent

8. Members asked questions of clarification and were given the following responses:

- The Category A tree identified by officers would require removal in order to facilitate the construction of an adoptable-standard road within the site.
- The ownership of Evelyn Road could not be established despite investigations and the existence of legal rights of access. The applicant nevertheless intended to undertake improvements to the road surface as a goodwill gesture.
- Infiltration testing had been undertaken and demonstrated that a sustainable drainage solution was viable. The Committee was advised that foul drainage would connect to the existing sewer network crossing the site.
- A management company would be established and residents would ultimately have involvement in its operation.

- The houses would be constructed in accordance with the approved plans and there was no intention to provide additional bedrooms beyond those shown on the submitted drawings.

Ward Member Representation

9. Councillor Benneyworth addressed the Committee. The full representation can be viewed here:

Western Area Planning Committee - Recording

Member Questions to the Ward Member

10. Members did not have any questions of clarification.

Member Questions to Officers

11. Members asked questions of clarification and were given the following responses:

- Officers advised that the Hungerford Neighbourhood Development Plan formed part of the statutory development plan and had been afforded full and appropriate weight. Officers acknowledged that the proposal conflicted in part with the housing mix policy but considered that the extent of the conflict was limited when weighed against the overall planning balance.
- Existing private roads historically serviced by Council waste vehicles continued to receive collections. However, contractual arrangements prevented refuse vehicles from accessing new private roads. Officers advised that the restriction arose through the Council's waste collection contract and was therefore a service delivery matter rather than a planning consideration.
- It was confirmed that the submitted plans proposed one two-bedroom dwelling and six four-bedroom dwellings.

Debate

12. Councillor Vickers opened the debate. Having attended the site visit, he considered the site to be an attractive and sustainable location for residential development, being situated close to both Hungerford town centre and the railway station. He did not share the concerns raised regarding parking provision, noting that the proposal complied with the Council's adopted parking standards. He acknowledged concerns regarding the unadopted status of Evelyn Road but accepted the advice of officers that these matters did not constitute material planning considerations. He concluded that he could identify no planning reason upon which the application could be refused.

13. Councillor Dick referred to his previous comments regarding Neighbourhood Development Plans and highlighted the considerable amount of time and effort invested by local communities in preparing such documents. Whilst recognising that the proposal did not fully accord with the aspirations of the Hungerford Neighbourhood Development Plan in respect of housing mix, he accepted the officer advice that the conflict was limited and that the application should be determined having regard to the development plan as a whole. Councillor Dick indicated his support for the officer recommendation.

14. Councillor Foot echoed the comments made regarding the importance of Neighbourhood Development Plans. He expressed disappointment that the proposal did not fully comply with the housing mix sought by the Hungerford Neighbourhood Development Plan and emphasised the significant contribution made by volunteers in producing such documents. However, he accepted the

planning assessment presented by officers and indicated that he was satisfied that appropriate weight had been given to the Neighbourhood Development Plan in the determination of the application.

15. Councillor Hooker agreed with the views expressed by Councillor Vickers. He considered the site to be a sustainable location for development and welcomed the design and layout of the scheme. Whilst he acknowledged the concerns relating to the future maintenance and adoption of Evelyn Road, he was satisfied by the advice received from officers and the applicant regarding the proposed management arrangements. He expressed support for the application.

16. Councillor Gaines referred to the discussion regarding housing mix and noted that her earlier questions had arisen from concerns that the dwellings might subsequently be altered to create additional bedrooms, thereby further conflicting with Policy HUNG1 of the Hungerford Neighbourhood Development Plan. Having received clarification that the dwellings would be constructed in accordance with the submitted plans, she accepted the explanation provided.

17. Councillor Abbs advised that he had reviewed the Council's parking standards during the meeting and noted that, given the site's location within Parking Zone 2, the proposal complied with the Council's adopted standards regardless of whether the dwellings contained four or five bedrooms. However, he raised concerns regarding maintaining access for Saxon Industries during the construction phase and suggested that the Construction Method Statement should include provisions requiring the developer to minimise disruption to neighbouring businesses and road users.

18. Officers confirmed that such wording could be incorporated within the condition.

19. Councillor Paul Dick proposed to accept Officer’s recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Clive Hooker

20. The Chairman invited Members of the Committee to vote on the proposal by Councillor Paul Dick, seconded by Councillor Clive Hooker, to grant planning permission. At the vote the motion was carried.

RESOLVED that the Development Manager be authorised to grant planning permission as per officer recommendation, as amended by the update sheet as well as:

- Amendment to condition 9 to add a line to specifically include:

  (i) Measures to minimise disruption on the access roads, and other accesses, during construction

(The meeting commenced at 5.31 pm and closed at 6.46 pmTime Not Specified)

CHAIRMAN …….

Date of Signature …….