WESTERN AREA PLANNING COMMITTEE
16 SEPTEMBER 2026

UPDATE REPORT

Item No:	4(1)	**Application No:**	26/00555/REG3	**Page No.**	19-41

Site: Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford, RG17 0DB

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1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	No additional public representations received.
Thames Valley Police	Objection received Friday 11th September 2026 The 24hr staff presence and security are only proposed initially and is intended to be reviewed. 24hr staff presence will be essential in the absence of addressing layout concerns. It will not be possible to conclude that 24hr staff presence is not required on the basis of no issues occurring, as occupants will change over time and new issues may arise. 24hr security staff should be a requirement for as long as the use is in operation, and this should be conditioned. Further comment received Monday 14th September 2026 TVP understood that it was the intention to make changes to the internal layout to aid compartmentation and change the location (and details) of the cycle storage area. If this can be dealt with through conditions, and the Council is minded approving the application with recommendations, TVP has nothing further to add.

2.1. The Housing Service compiled a supplementary statement outlining the management and occupancy arrangements for the proposed development.

2.2. The latest objection by Thames Valley Police relates to the proposed development's management and matters of safeguarding. Such issues do not relate to whether the proposed use of the site is acceptable and are therefore not a material planning consideration. However, the Housing Service has indicated that they remain committed to ensuring that the development is managed responsibly with safeguarding matters being a high priority, particularly as children would be accommodated.

2.3. It is not possible to condition internal layout amendments; however, this matter would be discussed further with Thames Valley Police if Members approve the application subject to the recommended condition regarding the provision of access control details. Thames Valley Police would need to be satisfied that the proposed access control provisions are acceptable and that layout amendments are no longer necessary.

2.4. Any internal layout changes would not be classed as “development” under the Town and Country Planning Act and would not require planning permission.

2.5. The Housing Service has indicated that 24hr on-site security presence will be provided initially. This may be reviewed at a later date if appropriate. Any future amendments to the provision of 24hr onsite staff presence would be evidence-led, proportionate, and subject to an appropriate risk assessment.

3. Updated Recommendation

3.1. The recommendation remains as set out in the agenda committee report.