

# HUNGERFORD TOWN COUNCIL

The Mayor  
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**MINUTES** of the **Environment and Planning Committee** held on Monday 8<sup>th</sup> May 2017 at 7.00 pm in the Corn Exchange complex, Hungerford.

**Present:** Cllrs Farrell, Crane, Brookman, Simpson, Small & Knight.  
One member of the public present.

1. **Apologies for absence.** Cllrs Winsor, Chicken and Whiting.
2. **Election of Chair of Committee.** Cllr Brookman proposed Cllr Farrell to be Chair of the Committee, which was seconded by Cllr Simpson. All in favour.
3. **Election of Deputy Chair of Committee.** Cllr Farrell proposed Cllr Winsor to be the deputy-chair, which was seconded by Cllr Simpson. All in favour.
4. **Declarations of interest.** None
5. **Minutes of the meeting held on 26<sup>th</sup> April 2017.** Cllr Farrell proposed the minutes as a true record, seconded by Cllr Crane. All in favour with one abstention.
6. **Planning Applications: -**
  - a) **17/00891/FULMAJ**  
**Prosperous Home Farm, Salisbury Road**  
**Mr and Mrs Kent**  
Removal of existing agricultural buildings/structures and the creation of 4 no. dwellings through the conversion of traditional agricultural buildings and grain silos; with associated parking, turning, landscaping, private amenity space, and ecological enhancements. Improvements of existing farmhouse; including re-modelling of roof dormers and roof tiles more in keeping. Erection of replacement single storey agricultural storage barn.  
  
[Cllr Hudson arrived 7:05 pm].  
A site visit had been carried out by a small number of councillors on Friday 5<sup>th</sup> May. Attending this evenings' meeting was the architect to present the plans and answer any queries on the application. The new application had made several changes including, the number of properties proposed for the site.  
  
Cllr Simpson proposed that the application is **strongly supported**, which was seconded by Cllr Crane. All in favour with one abstention.
  - b) **17/00971/ADV**  
**Unit 1, The Cuttings, 120 High Street,**  
**Frank Brazell Partners T/A, MacCauley & Co**  
2 hanging signs and 2 fascia signs.

Cllr Knight proposed **No Objection** to the application, and was seconded by Cllr Small, all in favour.

(c) **17/00974/LBC2**

**Unit 1, The Cuttings, 120 High Street,  
Frank Brazell Partners T/A, MacCauley & Co**  
2 hanging signs and 2 fascia signs.

Cllr Simpson proposed **No Objection** to the application, seconded by Cllr Hudson, all in favour.

(d) **17/00879/FULD**

**St Johns Hall, Station Road  
Manpreet Singh**

Demolish existing structure and construction 4 no: 1 bed flats and 2 no: 2 bed flats with undercroft parking, bin store and cycle store.

Discussion took place about the design of the application, the wish to have a cohesive design for the area and the wish to have the site built on.

Cllr Farrell proposed **No Objection** to the application, seconded by Cllr Simpson. An amended proposal was made by Cllr Hudson who proposed **No Objection** to the application, with the request that the wood cladding for the building to be altered to concrete. This was seconded by Cllr Brookman, with 5 in favour and 2 abstentions.

(e) **17/00996/LBC2**

**86 High Street  
Mr and Mrs Wynell-Sutherland**  
Infill single storey rear extension.

Cllr Hudson proposed **No Objection** to the application, seconded by Cllr Simpson, all in favour.

(f) **17/00730/HOUSE**

**Millstone, Smitham Bridge Road  
Robert Young**

Erection of single storey garage with timber refuse store plus single storey rear extension.

Discussion took place on this application as the area was very restrictive for vehicle movement and vehicles would be reversing onto the main road. There was no issue with the rear extension.

Cllr Brookman proposed to **Object** due to vehicular access and in-adequate space for turning. This was seconded by Cllr Simpson. All in favour, with one objection.

(g) **17/00505/LQN**

**Three Swans Hotel, 117 High Street  
The Coaching Group Limited**

Variation of premise licence for: Three Swans Hotel.

Proposal variation: Update of plans, extend hours of licensable activities so that all days and activities are the same except for late night refreshment, remove and amend conditions.

Request was discussed.

Cllr Brookman proposed **No Objection** to the application, seconded by Cllr Hudson, all in favour.

**7. Case Officers Reports: -**

These were read out and noted.

**8. 16/03061/OUTMAJ – – Update on sourcing legal opinion on pursuing judicial review (Cllr Hudson).**

Committee felt it was encouraging that the Department of Communities and Local Government (DCLG) has sent a stop notice to West Berkshire Council following a request for a call in by J Giggins and ANOB. Currently, no decision will be made until after the election. This means we have more time to prepare and respond on the Judicial Review.

It is not sure if the call-in inquiry if started can also include a review of the planning inspector's report on the DPD of West Berkshire Council (which arrived about a week after the Western Area Cttee decision). It was suggested that a letter to DCLG is sent by HTC find out about this.

**Action:** Letter to be drafted by Cllr Hudson to be sent on HTC headed notepaper.

It was felt by the committee that they should continue to obtain a legal opinion to seek clarification on whether there is a good case for a Judicial Review (JR).

**Action:** Cllr Hudson to continue to source legal opinion on the matter.

**9. Station Yard Development -** Out-come of hearing of proposed development of 8 dwellings by Rowlands.

A number of people attended the hearing, coming from different viewpoints. Two people from West Berkshire Policy Department still wanted the land to be used as employment sites, which they believe will be in demand as the economy improves. However, other views were that it was not economically viable to build offices on the land, but there is a demand for housing.

The inspectors were not concerned about the employment zone, but were more concerned by the access for recycling vehicles and their ability to turn in the area. Case has been adjourned whilst access is being considered.

**10. Further information obtained on Neighbourhood Plan** – professional advice and feedback from others with existing Neighbourhood Plans.

Feedback is still being sought by Cllr Knight from his contacts. Cllr Farrell had spoken to Town Clerk to liase with WBC to arrange for some-one to attend. Other people will also be approached who are having experience of, or have had experience of setting up Neighbourhood Plan. A date of 23<sup>rd</sup> May for the meeting was suggested, but some councillors asked for the meeting on the Neighbourhood plan to be held after the next meeting of E&P on 22<sup>nd</sup> May.

**Action:** Town Clerk to consult with WBC on date availability.

**Action:** Office to consider invitations to be sent to interested parties to attend the meeting.

**11. Consideration of seeking written confirmation from WBC on what constitutes “Exceptional Circumstances” for building on an Area of Out-standing Natural Beauty.**

This was discussed and it was agreed that “exceptional circumstances” has not been defined by WBC. Cllr Farrell felt that it would be good to clarify this for the council. Cllr Small suggested that there was not much point in asking WBC since this is what the ‘call-in’ and JR are about. The legal opinion we are seeking should clarify this.

**Action:** Cllr Hudson to JR opinion as referred in 10 above.

**Meeting closed 8.02 pm**