

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Environment and Planning Committee** held on Monday 24<sup>th</sup> July 2017 at 7.00 pm in the Corn Exchange Complex, Hungerford.

**Present:** Cllrs Farrell, Winsor, Knight, Chicken, Crane & Simpson. Also 2 members of public (Mr and Mrs Downe) and Mrs D Colloff.

1. **Apologies for absence.** Cllrs Brookman, Whiting & Finlay.
2. **Declarations of interest.** Cllr Small for item 4c
3. **Minutes of the meeting held on 10<sup>th</sup> July 2017.** Cllr Winsor proposed the minutes as a true record, seconded by Cllr Chicken, all in favour with three abstentions.

4. **Planning Applications: -**

a) **17/01709/FULD**  
**145 Priory Road**

**John and Sylvia Downe**

Replacement of existing dwelling (to supersede the previously approved replacement dwelling under application re 16/02244/FUL for a replacement dwelling on the same site).

Mr Downe was invited to join the discussions on the application. The Committee was told that the new plans were for a smaller property, with a 20 % reduction in size. The design would protrude less in the garden and would help to attenuate concerns raised for the previous design.

Cllr Small entered at 7.01 pm  
Cllr Hudson entered at 7.03 pm.

Cllr Farrell proposed that the application was **supported**, which was seconded by Cllr Simpson, with all in favour.

(b) **17/01833/FULEXT**  
**Hungerford Railway Station Car Park, Station Road**  
**Oakes Brothers Ltd**

The erection of 30 apartments and associated parking, landscaping and amenity space together with a coffee shop.

Cllr Hudson spoke at length about two concerns that he had identified from the application. The first was the loss of the approximately 20 permanent parking spaces which fall immediately the other side of the temporary car park. The second was the junction of Park Street with Station Road. This turning is dangerous with limited visibility and the "106" contribution was needed to improve the junction. These concerns were discussed by the committee. The committee agreed that the loss of the temporary car park at the station would create difficulties, but they appreciated that the car park was temporary. The effect of

losing the car park on other parking spaces in the town was discussed as train users park in other areas. Cllrs Crane and Farrell welcomed the development proposed at the site, as it has been empty for many years (classed as a designated employment zone). The map of the development was reviewed as lines indicated that the 20 parking spaces were going to be used as part of the development. The need for alternative parking was raised. Cllr Small asked if it was over development in the area with 30 flats considering that a further 6 flats at the St John Ambulance site were due to be build.

Cllr Farrell proposed that HTC support the application, which was seconded by Cllr Crane. Cllr Hudson proposed that HTC supported the development in principle but objected to the reduction in parking, which was seconded by Cllr Small. The second proposal was voted on, with 3 in support of the proposal and 5 against. The second proposal was not carried.

Cllr Farrell proposed again that HTC **support** the application, which was seconded by Cllr Crane. Five Cllrs voted in support of the proposal and three voted against the proposal. Hence, the proposal was carried.

c) **17/01558/HOUSE**

**123 Strongrove Hill, Bath Road**

**David Taylor**

Remove existing rear conservatory and replace with Orangery-style conservatory.

Cllr Chicken proposed **No Objections**, seconded by Cllr Simpson, all in favour with one abstention.

**5. Case Officers Reports: - These were read out and noted**

**6. Crowd funding update and involvement of other Parish Councils**

Cllr Knight gave an update on the fund raising and with donations and crowd funding the figure raised was £6500. Feedback on the meeting with Cllrs from Cold Ash was repeated to councillors. Cllr Farrell raised about the increase in size associated with the Salisbury Road development.

**Action:** Meeting to be arranged to discuss the hectare measurement increase which could lead to different criteria being used to assess planning.

Cllr Hudson gave an update on the legal challenge. Planning permission has not been issued, and it cannot be called in by the Secretary of State. Once planning permission has been issued that it can be challenged. There is case law supporting both sides of the argument, and a specialist judge will review the submitted paperwork. Cllr Farrell stated that following the review by the judge HTC should return to the town to see how the Town wishes to move forward, as the process becomes more costly.

**Meeting closed 7.50 pm.**