

HUNGERFORD TOWN COUNCIL

The Mayor
Cllr Martin Crane OBE
28 Cottrell Close
Hungerford
Berkshire
RG17 0HF
Tel: 01488 684804
martincrane41@sky.com



The Town Clerk
Mrs Claire Barnes
The Library
Church Street
Hungerford
Berkshire RG17 0JG
Tel: 01488 686195
townclerk@hungerford-tc.gov.uk
www.hungerford-tc.gov.uk

MINUTES of the **Environment and Planning Committee** held on Monday 13th June 2016 at 7.00 pm in the Corn Exchange complex, Hungerford.

Present: Cllrs Farrell, Knight, Winsor, Small, Chicken, Brookman and Colloff

Also present: four members of the public and Cllr Simpson.

- 1. Great Western Grant Application.** GWR have a three year grant programme running, with last one payable in 2019. It was felt that there was insufficient time to prepare an application but consideration would be given to applying for the grant next year. **Action:** Grant to be considered in the September meeting of E&P. **Action:** DC to place on agenda for September meeting of E&P.
- 2. Co-opt Cllr Helen Simpson to the E&P Committee.** Cllr Simpson was proposed by Cllr Chicken and seconded by Cllr Knight. All in favour.
- 3. Apologies for absence.** Cllrs Whiting, Crane, Hudson.
- 4. Declarations of interest.** Cllr Farrell for items 11 and 12.
- 5. Minutes of the meeting held on 23rd May 2016.** An error was noted, under section 7c where Cllr Brookman has proposed that HTC supported the build. The minutes were amended and will be re-submitted at the next meeting.
- 6. District Councillors report.** Cllr Farrell contacted both Cllr Podger and Hewer and an email was received by the Chair of Committee offering apologies. The Deputy Town Clerk had received an email in support of one of the applications on the agenda from Cllr Podger. Disappointment was expressed that the district councillors had not attended.
- 7. Planning Applications: -**

(a) 16/01052/FULMAJ

Mr and Mrs R Kent and Sovereign Housing Association
Prosperous Home Farm, Salisbury Road

Removal of existing agricultural buildings/structure to facilitate the creation of 7 dwellings; including conversion and extension of 4 traditional agricultural buildings and grain silos and the erection of 3 new build dwellings two of which will be affordable with associated parking, turning, landscaping, private amenity space, ecological enhancements, and provision of footway to existing bus stop. Improvements to existing farmhouse; including removal of existing car port, erection of new garage and remodelling works. Erection of replacement single storey agricultural barn.

Mr Kent presented the planning application, which was well received by the Committee. The farm has changed its use from dairy to arable, and has proposed that the unwanted buildings and concrete areas are re-used to create housing. It is an area of outstanding natural beauty.

A discussion took place and answers were provided to queries on asbestos (disposal and effect on soil), road access, refuse collection, private road, utility provision (individual septic tanks, use of mains water). Overall, it was felt that the development made good use of redundant land and buildings.

Cllr Farrell proposed that we support the application as it stands. Seconded by Cllr Brookman. All in favour with one abstention.

- b) **16/01450/HOUSE**
Mr & Mrs Kevin Dunbar
10 Church Street
Proposed single storey rear extension to form new garden room.
The extension is due to back onto the railway and would not be easily visible. No objections were raised to the planning application. Proposed by Cllr Knight and seconded by Cllr Simpson.
- c) **16/01475/HOUSE**
Mrs House
9 Combe View
Rear single storey extension
A request had been made on the planning portal web page for additional plans. These were not present on the site yesterday afternoon. The decision was held over to the next meeting.

8. **Case Officers Reports:** - were noted

9. For information only. **16/01047/FULD.** Westbrook Farmhouse, Smitham Bridge Road. Additional drawings/amended plans have been received by WBC.

10. **Land Adjoining 14-19 Upper Eddington.** Appeals by Waddington Forbes Homes will be determined on Thursday 23rd June 2016.

A confirmation email from Environmental Health Officer was apparently sent on 30th March 2016 that the revised reports are acceptable and that the Condition can be discharged subject to the full implementation of the details submitted for approval.

This email cannot be located by the office or a member of the public who was attending the meeting. There was concern that the development had gone ahead without the planning conditions being met. A sending of a letter to WBC was discussed.

It was proposed by Cllr Small that the conditions currently applicable to the planning consent should be upheld. This was seconded by Cllr Brookman and all were in favour. Members of the public thanked the committee for their support.

Action: Chair of E&P to speak to WBC about the case after taking advise from Cllr Small and Colloff.

11. **Budget for planning application for Croft Field Building** –A grant may be available from Tesco's to improve the Croft Hall Building. Any development work could require a planning application. This was discussed. It was proposed by Cllr Farrell that the E&P Committee request £500 to spend on professional planning advice. This was proposed by Cllr Knight and seconded by Cllr Simpson. All in favour, with one abstention. **Action:** Deputy clerk to put on finance committee. **Action:** Item to be placed on next E&P agenda.

12. **Planning conditions of the containers at Triangle Field** – Cllr Farrell and Small attended the Triangle Field Management Committee (TFMC) meeting last week. Containers have been installed by the Hungerford theatre club in the Triangle Car Park. The position of the containers was different from the approved planning details. The first change of position was with permission from the TFMC though the current position was not approved. Discussion took place on the lack of screening, which was a planning requirement, and the area between the two containers which has been joined together. In summary, the planning application was felt to have been breached and the other issues will be discussed at the next R&A meeting, where Hungerford Theatre Club have been invited to attend. It was proposed by Cllr Farrell that E&P inform Hungerford Theatre Club that they are in breach of planning and work should stop on the containers. We need to work to resolve this issue. This was seconded by Cllr Brookman and all in favour. **Action:** Cllr Small to draft an email to David Clayton to inform him of the issues discussed.

13. **Pigeon issues on the High Street** – An email had been received from WBC Environmental Health about the pigeons in Hungerford High Street. The email contents were discussed and options considered. Attempts have been made to contact the owner of No5 High Street, but little progress has been made. **Action:** Two Cllrs to visit No 5 High Street to look at the situation. **Action:** Deputy Clerk to follow up with WB Environmental Health on costs of control measures.

Meeting closed at 8:50 pm.