

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 12th December 2016 at 7.00 pm in the Corn Exchange complex, Hungerford.

Present: Cllrs Farrell, Winsor, Crane, Simpson, Small, Hudson, Chicken & Knight.
Geoff Adams from The Advisor and 9 member of the public were also present.

- 1. Apologies for absence.** Cllrs Brookman and Whiting
- 2. Declarations of interest.** Cllr Small for 4a. DC Hewer is a member of Western Area Planning Committee.
- 3. Minutes of the meeting held on 28th November 2016.** Cllr Farrell proposed minutes as a true record, seconded by Cllr Simpson. All in favour with one abstention.

4. Planning Applications: -

a) 16/03061/OUTMAJ

**Cala Mangement Ltd. and Wates Development,
Land south of Priory Road, (Salisbury Road Plan)**

[Full council agreed to register a strong objection to this application]

The Chair asked for comments/questions from the public.

David Ravenhill (Priory Road)

Q1 Explain what “matters reserved except for the access to A338” means.

DC Hewer did not know. *Cllr Hudson* responded that it was an outline planning application asking permission for the development, with the detailed layout not confirmed, but with more detailed plans for the access to the A338.

Q2 To DC Hewer, “Appreciate that you sit on Western Area Planning, but as a representative of Hungerford will you be reflecting the wishes and comments of HTC”

DC Hewer responded that he here to listen and would take into accounts HTC comments. He added that the plans will go to Western Area Planning for a decision.

Jenny Booth raised concerns over the number of cars using the High Street and the use of back roads.

Cllr Farrell responded that this had been raised by councillors. *Cllr Crane* added that there was concern over the transport assessment, with *Cllr Hudson* adding that 6-700 car trips a day will turn right to go down the High Street, which is a 5% increase. The speed flow curve shows that when near capacity then delays increase very sharply. In peak hours there will be an extra 70 car movements in Bridge Street.

Second question: “Why were the brown field sites not considered as WBC only looks at green field sites?” DC Hewer expressed intrigue about the brown field sites as one was at Station Yards which was a protected employment site. He stated that, “if you used these sites to build on, then you would have to use green sites for business use”. *Cllr Farrell* responded that Newbury uses employment areas for residential use, and it was felt that decisions made should be consistent.

Colin Thompkins (Lower Denford)

Concerns were raised over increased traffic through Lower Denford. Currently the area can become grid locked if there is an accident or planned closure, and if 100 extra houses are built the pressure will increase. It would become difficult to walk through the area. The Cllrs thought this was a valid point.

Cllr Crane pointed out that a number of people were in support for the development and all parties would be able to register their views at a public meeting in the New Year.

John Downe asked about the status of the planning inspection report. *Cllr Hudson* responded that it was a preliminary draft from the inspector. The site is not yet allocated and is still subject to the consultation. The application is premature.

Cllr Simpson asked if the site for 119 houses was approved could planning still be approved for the other suggested Hungerford sites. *Cllr Farrell* replied yes. This would lead to over 200 new homes in Hungerford.

The in-filling approach was discussed which would lead to a total of 50 houses. It was suggested that a compromise could be sought with 50 new homes in the land south of Hungerford and 50 houses which are pepper-box approach.

Brenda Thompkins asked about the environmental affect from the increase in traffic which will cut across the common. This area of land is of SSI area and wildlife could decrease as traffic increases. There would also be an increase in traffic through Kintbury leading to more road repairs and increasing costs. The speed limit in the area was also raised.

Cllr Hudson highlighted areas of concern to include premature application, 119 houses instead of the original 100, area in plans were different those in DPD, large increase in traffic trips. Concern was raised over paragraph 116. Where a major site of AOB must demonstrate if it is justified and this had not been done.

The full council has agreed to register a strong full objection. DC Hower reminded the E&P committee that there was an application similar to Hungerford coming up in Newbury and it was recommended that the councillors look at this. This application is important to the DPD in general.

Cllr Crane proposed that the matter goes to full council for discussion and response. Public meeting to be held on Monday 9th January to determine public opinion. Seconded by Cllr Knight and all in favour.

Cllr Small left as did seven members of the public.

(b) 16/03205/FULD and 16/03206/LBC2

**Mrs Beedham,
26 Charnham Street**

Applicant and architect were present and were invited to discuss plans. The application had been resubmitted; with the largest change being that the development was now for over 55s as the highway requirements for those over 55years of age is different to those of 54 years of age. The conversion of the dwelling in the garden was required to allow the project to be viable. Discussion was held over levels of parking and entrance/exit routes in the development.

Cllr Winser proposed **to SUPPORT the application**, subject to 4 extra parking spaces.
Seconded by Cllr Simpson, all in favour

(c) 16/03131/COMIND

**Hungerford Town Football Club,
Hungerford Town Football Club, Town Ground, Bulpit Lane**

Committee reviewed the documentation. Cllr Knight informed the committee that the work must be completed by March due to the re-grading of the football grounds since the football teams promotion. It was noted that the toilets would be open to the public, which would be good for those using the play park.

Cllr Crane proposed **to SUPPORT the application**, seconded by Cllr Winser, all in favour

Cllr Crane left at 8 pm

(d) 16/03214/HOUSE

**Mr and Mrs D O'Kelly,
Smitham Bridge House, Smitham Bridge Road**

Committee reviewed the documentation.

Cllr Hudson proposed **No Objection**, seconded by Cllr Simpson, all in favour

(e) 16/02473/HOUSE

**Malcolm Meyer,
47 Kennedy Meadow**

Committee reviewed the documentation.

Cllr Hudson proposed **No Objection**, seconded by Cllr Winsor, all in favour

(f) 16/03237/HOUSE

**Edward Marshall,
87 Priory Road**

Committee reviewed the documentation.

Cllr Chicken proposed **No Objection**, seconded by Cllr Knight, all in favour

(g) 16/03187/HOUSE

5. Case Officers Reports: -

These were read out and noted.

- 6. Review of the Community Infrastructure Levy Regulation 123 List Consultation** – opportunity to respond to the consultation being held by West Berkshire Council. Committee members had started to review the consultation. **Action:** Deputy town clerk to email response date to all committee members.

Meeting closed 7.25pm