

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on Monday 27th March 2017 at 7.00 pm in the Corn Exchange complex, Hungerford.

Present: Cllrs Farrell, Winsor, Crane, Brookman, Simpson, Chicken & Knight.

Also present: Andrew Wilkinson, Anthony Buckwell, David Carr (Oakes)

District Cllr Paul Hewer, Travers Nettleton, Barnaby Smith (Garden Art)

- 1. Apologies for absence.** Cllr Hudson, Whiting
- 2. Declarations of interest.** District Cllr Paul Hewer – Member of Western Area Planning at WBC
- 3. Minutes of the meeting held on 13th March 2017.** Cllr Crane proposed the minutes as a true record, seconded by Cllr Simpson, all in favour.
- 4. Presentation on:** The proposals for the redevelopment of the former Oakes Brothers Site Station Yard Hungerford, with a suggested scheme of 31 apartments and a coffee shop together with private amenity space and parking.
Andrew Wilkinson (AW) advised Oakes has owned the site for many years and has been looking for a way to develop it. Limited access by the pub forecourt and licenced access by Network Rail have been problematic. They have decided to put plans together and then apply for a wayleave from Network Rail and develop the site themselves. (Cllr Small entered)
AW has some artist's impressions and has been in preliminary discussions with WBC. The last discussions with NR ran out of time but they will get to a point when they can negotiate a deal.
WBC has told HTC that the site is reserved for employment. AW is aware it is a protected employment site but there is also a development need. Minutes of the last Town Meeting a year ago quote the District Cllrs saying that the review of the Protected Employment sites would be resolved by now. It is still outstanding with no new target date. Some Cllrs attended a training session on planning recently and were advised that a need for housing can outweigh the Protected Employment Status.
Another landowner, Rowlands are launching an appeal for 8 dwellings at Station Yard. AW was asked if there will be an allowance for parking in their application, other than for the residents. AW advised no. They did consider underground parking but the cost was extortionate. Parking rates are low in the station area. WBC could consider double bank car parking as grants are available for this. It was pointed out that the site could have been developed by McCarthy and Stone who were considering it. Employment and parking requirements would have differed.
How will WBC view the loss of parking? If all the temporary existing parking spaces at Oakes (approx.100) plus the spaces at Rowlands (approx. 12) and St Johns (approx. 6) are developed then there will be a loss of around 120 spaces. PH advised WBC can do what they want and this will not be a planning consideration as it is not relevant due to it being a temporary car park and privately owned. Cllrs commented that residential is the way to go within the town boundary and people will find somewhere else to park. PH confirmed the protected employment zone is in the DPD and this would need to be changed. The drawings presented by Oakes were considered and the representatives left.

Licence application for Garden Art – (non-agenda item) Travers Nettleton (TN) advised some of the councillors queries regarding the application had been answered by email. TN asked that HTC withdraw their objection to the application. They want to benefit Hungerford and hope HTC will support business being brought into Hungerford. Barnaby Smith is a wine, spirit and beer merchant with off-site sales. For a ticketed event he would need a licence for on-site sales. He would like to stay open until 10pm one night a week. He may do lectures in evenings from 7-9pm. BS was asked if he could proceed without late night opening. He would need to apply for a TENS each time. Regards safety on site, the area they plan to use would be fenced

off. Cllr Farrell advised in future HTC needs to be sure of the wording of the original plans. TN clarified that out of the 22 units 5 could be used entirely for retail in line with the planning permission allowing 20% retail. Cllr Crane asked if they have any Artisan units coming in. TN advised yes.

Cllr Small supports their application. Cllr Brookman wishes to withdraw his objection as initially he thought it was against their planning permission.

HTC objections are currently with the WBC legal department. It was suggested that the application could be withdrawn or adjourned. It was agreed that **HTC will review their decision to object at Full Council** on 3rd April and PH will advise WBC.

5. Planning Applications: -

(a) 17/00601/LBC2

**99-102 High Street,
Mr & Mrs Philip Boardman**

S19. Variation of condition 2: Approved plans of approved application 16/00567/LBC2 [Conversion of two dwellings into one dwelling].

Cllr Brookman proposed **Support**, seconded by Cllr Farrell, all in favour.

(b) 17/00631/HOUSE

**8 Macklin Close
Jonathan Garner**

Retrospective extension to rear as 16/00992/HOUSE. Side extension change from flat roof to sloping side roof reducing impact on neighbour.

Cllr Crane proposed **No Objections**, seconded by Cllr Simpson, all in favour

(c) 17/00557/HOUSE

**67 Priory Road,
Miss Walker & Ms Gomer**

Single storey rear extension and extension of existing timber decking.

Cllr Winser proposed **No Objections**, seconded by Cllr Brookman, all in favour.

6. Case officers report were read out and noted.

7. Neighbourhood Plan - Discussion of use of plan for Hungerford, funding and time scales.

It was agreed this should be discussed at Full Council. Cllr Farrell advised a NP is the only proper protection for the town against planning applications. **Action:** Town Clerk and Cllr Knight to speak to towns that have plans in place, investigate probable cost and grants available etc.

Meeting closed at 7.45pm