

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Environment and Planning Committee** held on Monday 11<sup>th</sup> September 2017 at 7.00 pm in the Corn Exchange Complex, Hungerford.

**Present:** Cllrs Farrell, Winsor, Knight, Chicken and Simpson. Three members of the public were also present.

- 1. Apologies for absence** – Cllr Small, Crane and Brookman
- 2. Declarations of interest** - None
- 3. Minutes of the meeting held on 21<sup>st</sup> August 2017.** Cllr Winsor noted that in the minutes planning application 4b had been discussed at the previous meeting in August. The minutes were amended to show this. Cllr Winsor proposed the hand amended minutes as a true record, seconded by Cllr Simpson, all in favour with one abstention.

**4. Planning Applications: -**

**a) 17/02317/FULD and 17/02318/LBC2**

**26 Charnham Street**

**Mrs Beedham**

Removal of existing porch, and the change of use of No.26 from part retail/part residential (A1/C3) to full residential use (C3), in the form of 3 no. apartments (incl. internal/external alterations). Change of use of garden cottage, and orangery from retail use (A1) to full residential use (C3), in the form of 3 no. dwelling for persons over 55 years of age (inc. extensions and internal/external alterations). Demolition of existing brick buildings and the erection of 2 no. dwellings for persons over 55 years of age within the associated grounds. Provision to be made for on-site car/cycle parking, turning space, amenity space, hard and soft landscaping (inc. tree removal), refuse/recycling storage and alteration to existing boundary wall.

Two members of the public were present to support the application, and one of them was asked to join the table. The committee was told that WBC had granted planning for 7 units, but some issues had arisen with the boundary wall associated with the 8<sup>th</sup> dwelling. Application that was presented was for the 8<sup>th</sup> dwelling and the second story in the eaves of the Orangery. The committee listened to the presentation and asked a number of questions about access, parking and age restriction. Each councillor gave an opinion on the development.

Cllr Chicken proposed **No objection** to the application, which was seconded by Cllr Knight, with a total of two in favour, one objection and two abstentions.

Cllr Farrell proposed to **Object** as the site would be over developed for 8 dwellings. This was seconded by Cllr Winsor, with a total of three in favour and 2 abstentions. The second proposal was carried.

The committee asked that on the response form that it was indicated that they supported the development of 7 properties and the new design to the Orangery, but felt that the 8<sup>th</sup> dwelling was over development of the site.

**b) 17/02103/LBC2**

**The Old Vicarage, Parsonage Lane**

**Nicola Elliot.**

Partial rebuild required to the boundary wall of the Old Vicarage as the wall was damaged. The rebuild will be in completed in line with the previous size and design.

Cllr Simpson proposed **No objections**, seconded by Cllr Winsor, all in favour.

**c) 17/02066/FUL**

**Three Swans Hotel, 117 High Street**

**The Coaching Inn Group**

Section 73A: Variation of condition 4: Construction Method Statement, of planning permission 17/00107/FUL: Internal and external alterations and decorations.

Now amended to:

Section 73A: Variation and or Removal of condition 4: Construction Method Statement, condition 5: Odour and Noise Control and condition 7: Fireplace Details of planning permission 17/00107/FUL: Internal and external alterations and decorations.

Cllr Farrell proposed **no comment**, seconded by Cllr Knight, all in favour, as the documentation was technical and beyond the knowledge of the committee.

**d) 17/02356/HOUSE**

**57 Sanden Close**

Mrs A Newcombe

Proposed rear extension, garage conversion and associated internal works.

Cllr Winsor proposed **No objection**, seconded by Cllr Chicken, all in favour.

**(e) 17/02398/HOUSE**

**2 Breach Square**

Demolition of existing single storey extension. Single storey extension to side of existing bungalow including garage. Loft conversion with dormer window.

Cllr Winsor proposed **No objection**, seconded by Cllr Chicken, all in favour.

**(f) 17/02411/FUL**

**Hungerford Park Estate**

Toby Hunter

Retrospective application for a 195's passenger railway carriage to be stored on site at Hungerford Park and change of use for the railway carriage to be granted a temporary 5 year permission for it to be utilised as part office/salesroom/tasting room for The Hanging Wood Cider Company.

The application was discussed by the committee as the carriage it placed in an area of out-standing natural beauty and in agricultural land.

Cllr Farrell proposed to **Object** to the siting of the carriage in an area of ANOB. In addition it was felt that the application sets precedence and historically there has been no planning for the carriage to be sited there. As the carriage has no permission to be on the site the application for permission to be used as an office is irrelevant. This was seconded by Cllr Winsor, with 2 in favour and one abstention.

**Action:** Office to email Cllr Hudson to arrange a review of the development of the whole site at Hungerford Park Estate.

**(g) 17/02392/HOUSE**

**New Hayward Farm**

Chilton Estate – Adrian Scrope

Conversion of existing integral garage into additional reception room. New three bay timber framed garage to provide secure parking and storage with home office above. Replacement timber framed porch to front elevation, rendering of external first floor walls.

Cllr Knight proposed **No objection**, seconded by Cllr Farrell, all in favour.

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

**Meeting closed 8.10 pm**