

HUNGERFORD TOWN COUNCIL

The Mayor
Cllr Keith Knight
3 Wessex Close
Hungerford
Berkshire
RG17 0NT
Tel: 01488 644671
cllrknight@gmail.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 11th December 2017 at 7.10 pm in the Corn Exchange Complex, Hungerford.

Present: Cllrs Farrell, Winsler, Chicken, Hudson, Crane, Finlay, Brookman and Simpson.
Also present were five members of the public, including J Giggins and J & S Downe

- 1. Apologies for absence** – Cllr Knight, Small & Cllr Whiting
- 2. Declarations of interest** – Cllr Hudson (4b) and Cllr Crane (4d)
- 3. Minutes of the meeting held on 13th November 2017.** Cllr Simpson proposed the minutes as a true record, seconded by Cllr Winsler, all in favour with one abstention (Cllr Hudson).

4. Planning Applications: -

a) 17/03046/PACOU

**Merlin House
Church Street**

Orange Marlborough LLP

Change of use of existing B1(a) office building and curtilage to C3 residential use.

[Note this is an application for prior approval under the Town and Country Planning order 1995. You are not required to comment and the decision can only be taken based on the criteria set out in the Town and Country Planning Order 1995]

Cllr Farrell proposed to **Support** the application, which was seconded by Cllr Crane, with all in favour.

Action: Deputy Clerk was asked to indicate support for the application on return to WBC.

b) 17/03089/FULD

145 Priory Road

John and Sylvia Downe

Section 73: Variation of conditions 7: Balcony screening, 9. Hours of delivery, 10, Approved plans, of planning permission 17/01709/FULD.

The applicant was invited to join the table, and he added that Highways from WBC had given feedback on the planning web site. He added that the application for the variations was made for several reasons:

- To correct an error made by WBC;
- A light-weight non-walled car port was to be installed to provide cover for electrical vehicle charging point;
- Reduce the restriction on delivery times to the site

No further details were added. Objections had been received and Mrs Giggins approached the table to outline concerns with respect to the garage being visible to the house opposite through that house's side window, and if this was allowed precedence could be established. The delivery times restricts

were needed to accommodate school starting and end times. There was no mention of restricting delivery on Saturdays, Sundays and Bank Holidays.

Cllr Winser advised the Committee that there did not appear to be delivery time restrictions on a near-by property and the restrictions imposed on this application did appear harsh. Cllr Simpson suggested that an alternative delivery point could be used similar to that used during the construction of Redwood House with the use of the Triangle Field Car Park.

Cllr Finlay added that it was essential to provide cover for charging of electric cars as there is a large amount of energy transfer taking place, which cannot occur if it is raining. It was felt that a compromise should be reached with the restriction on delivery times. This was debated, and Cllr Brookman added that exclusion of specific days would be good (to include Saturday, Sunday and Bank Holidays).

Cllr Chicken proposed **No objection**, which was seconded by Cllr Simpson. All in favour with one abstention (Cllr Hudson).

c) **17/03030/HOUSE**

39 Chilton Way

Mr Fisher and Miss Hayler

Demolition of a conservatory and erect a single storey rear extension and a two storey side extension.

Cllr Hudson proposed **No objection** to the application, which was seconded by Cllr Farrell, with all in favour.

d) **17/03084/FULD**

4 Bath Road

Mr and Mrs Wilson

Erection of two houses.

A site visit was carried out on the site. In addition the letters of objection and that one of the trees had a honey fungus infection were noted. Cllrs Crane and Hudson both raised that the development was outside the settlement boundary of Hungerford and concern was expressed about setting precedence. This was discussed and also the objection letters reviewed covering overlooking windows and sewage pressures.

Cllr Hudson proposed to **object** to the dwellings as they are outside the settlement boundary and in an area of AONB. This was seconded by Cllr Brookman, with all in favour and two abstentions (*Cllrs Crane and Farrell*).

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

6. **Consider the Salisbury Road decision and the way forward.**

The Council had not yet received information about Section 106 from WBC, and no information was available on the web site. It was felt that a letter should be written to WBC, as there is a 6 week window of opportunity from approval to register an application of objection especially if judicial review was sought.

Action: Office to send a letter to WBC to inform them that no information on Section 106.

Cllr Hudson requested a meeting for the following week to discuss the information. The letter needs an urgent reply by end of week. He also asked that the office seek clarification of dates of response until get all information.

Member of public was identified from Froxfield, who wished to buy an affordable house for his daughter. He asked if the council was under an illusion that they represented the views of Hungerford, as he noted that less than 1% of the population of Hungerford supported the crowd funding to fund the judicial review. He felt that the council had spent tax payer's money on objecting to the planning for a

small number of the population. Personal comments were made about Cllr Hudson and his proximity to the development.

Cllr Winsor responded that at the meeting to discuss the development it was attended by 250 people and 95% of those objected to it. Cllr Simpson stated that councillors represent residents and Cllr Crane added that the meeting took place, to consider residents view.

J Giggins added that she objected to this planning framework, as is a major development in AONB against national policy. She added that planning applications can be challenged on basis of planning as it is in conflict with the national policy framework. She had discovered that the agents for call in of the application claimed it was not a major site, though this was not presented during the call in planning meeting. She felt that if this had happened then the challenge would have been more concrete. In addition implications should not be drawn from low levels of crowd funding support as people may not have been able to spare the cash. Some funding may not have been listed on the page. The main concern was that if the development goes unchallenged then it set precedence. She referred to the decision made recently in Kintbury where it was decided that land classed as AONB should not be used in planning applications.

It was asked if the CPRE had been approach locally or nationally by HTC.

Cllrs Crane and Hudson both stated that we need more affordable housing in Hungerford.

The committee were asked by J Giggins the council had been lobbied by interested parties. Councillors replied they had not been lobbied.

7. Consider meeting with developer and inviting Ashburn Planning to assist at the meeting.

Cllr Crane informed the committee that he did not think that Asburn Planning should assist in the meeting as they have not given use the correct information.

Consider meeting with the developer: Several councillors felt it was a double edged sword as if you do not meet them then it can come back on you, just the same as if you did meet them. It was suggested that a decision would be delayed until we have all the facts. Cllr Winsor asked who set the agenda and what would be the purpose of such a meeting. Cllr Simpson asked for the item to be placed on full council agenda.

Invite Ashburn Planning to assist: Cllr Hudson said that it may be beneficial to have a professional at the meeting. Cllr Simpson suggested that it be put out to tender.

Cllr Farrell asked for the decision to be put on full council meeting in January. This was seconded by Cllr Finlay, with all in agreement.

Action: Item to be placed on agenda for full council meeting in January.

Meeting closed 8.30 pm