

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on Monday 14th May 2018 at 7.00 pm in The Library, Hungerford.

Present: Cllrs Farrell, Knight, Crane, Chicken, Finlay and Simpson.

Also present were: Cllr Downe, John Garvey (Press), John Willmott, Vicky Roe & Paul McCann (Cala representatives) and Gary Worsfold (Architect)

1. **Apologies noted** – Cllrs Whiting, Brookman, Winser and Hudson. Cllr Knight has resigned from the committee.
2. **Election of Chairman of the Committee.** Cllr Simpson proposed Cllr Farrell for Chair of the committee, which was seconded by Cllr Crane, all in favour.
3. **Election of deputy-chair of the Committee.** Cllr Crane proposed Cllr Winser for deputy-chair of the committee, which was seconded by Cllr Simpson, all in favour. [Cllr Winser had indicated that she was happy to have her name put forward for this position.]
4. **Declarations of interest** – Cllr Simpson (6e)
5. **Minutes of the meeting held on 11th April 2018,** *Cllr Simpson proposed both sets of minutes, seconded by Cllr Farrell, all in favour.*
6. **Planning Applications: -**
 - a) **18/00679/LBC2**
Bridge House, High Street
Dr and Mrs David Pihlens

Reinstate staircase to its original position in ground floor hallway including removal of a modern redundant staircase on the ground floor. Repair hallway timber boarder floor, lift and expose floor joists and repair or replace with concrete insulated floor. Remove internal false panelling in drawing room to expose original sash windows (west elevations). Reduce size of fire opening, remove internal plasterboard wall lining in bedroom to exposed original sash window (west wall). Remove 2 modern bathroom windows, replace with one sash window. Remove 1st and 2nd floor modern plasterboard from stair wells to expose original stairs. Remove black armoured electrical cable from front (west) and side (south) elevation and re-position below ground.

Cllr Chicken proposed No objection, seconded by Cllr Simpson. All in favour.

- b) **18/00837/FULEXT**
Hungerford Railway Station, Station Road
Oakes Brothers Ltd

Erection of 30 apartments and associated Car Park parking, landscaping and amenity space together with a coffee shop.

This application was discussed by the committee, with issues raised by councillors about waste water drainage, contaminated land, tree management and loss of parking. The car park situation was discussed at length as some letters of complaint had raised the loss of parking. The committee were reminded that the car park was a temporary site and the licence for this expired in 2016. Concerns were voiced that by WBC allowing the developers to use the site as a temporary car park, it was now hindering the developers to develop the site. It was suggested that the car parking issues should be resolved by WBC. Cllr Crane asked if the H1 bus route could be subsidized from the CIL money from this development.

Cllr Simpson proposed the application was strongly supported, seconded by Cllr Finlay, all in favour.

c) 18/00755/HOUSE

Mr & Mrs Sandell

11 Southview, Fairview Road

Single storey rear extension, first floor rear extension, loft conversion.

Cllr Chicken proposed No Objections, seconded by Cllr Farrell, all in favour.

d) 18/01022/HOUSE

Mr & Mrs D Taylor

23 Chilton Way

Proposed garage conversion and single storey front extension. Extend dropped kerb to widen access.

Cllr Chicken proposed No Objection, seconded by Cllr Crane, all in favour.

e) 18/01006/FUL

Mr D Hunter

Unit 3, Hungerford Service Centre, Everland Road

Section 73: Variation of condition 2 "Standard approved plans" of previously approved application 15/03497/FUL: Re-build service bays and raise roof.

Cllr Farrell proposed No Objections, seconded by Cllr Finlay, all in favour with one abstention (Cllr Simpson).

f) 18/00983/HOUSE

Mrs S Wemyss

19 Chilton Way

Conservatory.

Cllr Chicken proposed No Objections, seconded by Cllr Crane, all in favour with two abstentions (Farrell and Finlay).

g) 18/00625/FUL

Mr and Mrs Frederick Lee

Standen Manor Farmhouse, Standen

Section 73A: Removal of Conditions 8 - Lighting, of previous planning permission 17/01386/FUL:
Section 73: Removal and variation of Conditions (6) - Bat box drawings, (7) - No tree works roof stripping, (9) - Reptile survey, (10) - Hard and soft landscaping, (11) - Tree retention, (13) - Spoil, (14) - Archaeology 1 and (15) - Archaeology 2 of approved application 16/02883/FUL.

No comments as application had been approved before the meeting.

7. Case Officer Reports: These were read out and noted.

8. Discussion with Cala Homes and Waites

Gary Worsfold presented the character appraisal of the town to determine its architectural features. GW had walked round the town analysing the styles and features and identified early 16th century building and early Georgian around the canal and the railway. Development stopped around WW1 and WW2 and building re-started in 1960s. A break-down of the “DNA” was presented covering different features e.g. bay windows, chimneys, roof forms, materials. GW stated that a development has 2 components – landscape and architecture.

The site is to have a sense of arrival and reflect features of architecture already in the town. Cala have a range of traditional house designs that can be adapted to reflect a Hungerford “style”. GW showed a panel of proposed house designs. It was asked if these would be put on public display. VR replied that this meeting was to gain feed-back from the council and then present to the public. This feedback will be analysed and used as part of the planning application. The affordable housing will be pepper potted into the development. Thatch roofs will be not part of the development. Access to John O gaunt school will be in place to allow children to walk to school.

The buffer zone between the new development and existing developments was discussed. In this development the landscape buffer will range from 80m to 35 m (normal buffering is 25 m). The gardens are placed back-to-back, which is recommended by the “Secure by Design” document. The buffer zone to the south of the development will consist of deep landscaping providing a central place to play.

It was confirmed that the houses will be accessible to the disabled and space to allow movement of wheelchairs.

Cala offered to circulate the images of the proposed designs for the development.

Action: Images to be circulated to the full council and feed-back comments to Cala

Action: Liaise with Cala to arrange a public meeting to allow information to be presented.

9. Update on building enforcement

A brief re-cap of the history of the 1 dwelling bedroom at St Lawrence’s square was given. The case has been taken up with District Councillor Paul Hewer, but no feed-back has been received on the case from the DC.

10. Eddington Fences

The office had been contacted by some residents from Eddington about the fences placed around land and also the office had received comments from Cllr Downe. He was concerned about the height of the fence blocking out the view and also expressed concern about previously agricultural land being used as a garden. Cllr Farrell had spoken to JW in January and had now asked him to come to this meeting.

JW informed the committee that he had purchased the land from Chilton Estates and removed the bushes and put up fences, which are on the same line. He is intending to put animals on the land, as the land is only for agricultural use. WBC has no issue with the fence, though other people have had issues and there have been visits by enforcement officers. The WB footpath person has visited and is happy. JW stated that he had written to residents and offer to meet to discuss any concerns, but this was not taken up. JW showed cards received from residents who were happy with the changes made.

Action: Cllr Farrell to contact WBC to confirm that they are happy with the fence.

Action: Office to check with ANOB and Conservation Office on criteria for fencing in this type of area.

Meeting closed 8.45 pm