

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on Monday 6th August 2018 at 7.00 pm in The Library, Hungerford.

Present: Cllrs Farrell, Crane, Brookman, Winsor, Chicken and Simpson.
Also present was Sally Hawkins.

- 1. Apologies noted** – Cllr Finlay & Hudson
- 2. Declarations of interest** – None.
- 3. Minutes of the meeting held on 9th July 2018** – the minutes could not be approved as those attending the meeting held on 9th July were not present at the current meeting, hence there was no seconder for the minutes.

Action: Place on the agenda for the approval at the next meeting.

Action: Office to investigate if WBC has an article 4 in place in our area (out-standing).

Action update on feed-back from Cala/WBC following questions from the public –

- Confirmation of the plans for the land between Kennedy Meadows and the new development. There is support for it to be kept as a buffer (the depth varies between 1 and 8 metres) and to retain the path but who will maintain it and if there is no access will Cala considering selling it to the residents? We understand that some of the trees are being reinstated.
 - *Title plan identifies what was always intended as the landscape buffer on the southern edge of Kennedy Meadows. This was provided as part of the Kennedy Meadows development on the basis it would be excluded from the rear gardens and maintained as a landscape strip. In the event it has been incorporated into the rear gardens in some cases and the landscaping has been removed. We do not intend any further buffer in addition to that as it will simply duplicate what is already there. The path that exists is not a legal right of way and will not be retained.*
- Concern was expressed that the existing houses will become overlooked by the new development. It was asked if the layout could be considered to avoid this where possible. Is there any flexibility with the layout?
 - *We are working on the layout for the reserved matters application and will consider this issue carefully.*
- Plans for the buffer zone to the south of the new development
 - *This land will remain as open space or continue in agricultural use.*
- Clarification of the footpath shown running north to south. Does this go across the road?
 - *The footpath running north south will cross the main access road through the development. This is not unusual for footpaths crossing development sites.*
- Confirmation that the buildings will be no higher than 2 storeys
 - *The scheme will be no more than 2 full storeys although there may be some with roof accommodation with dormers to mark corners/at key vistas.*
- Details of the access through John O Gaunt School

- We earlier agreed with the school that we would provide a pedestrian/cycle link though to the school. Final details of this are yet to be prepared but it will appear as part of the reserved matters application.
- Confirmation of how the 40% affordable housing will be placed
 - The 40% affordable housing will be in manageable clusters across the site.

Cllr Simpson asked if Cala had purchased the land, but it was thought not. Planning approval has been given for access onto the site. The office was asked if the Cala details had been placed on the web pages and if the date for the public presentation had been confirmed.

Action: Office to place information on the web pages and to contact Cala to determine if the public presentation has been planned.

Some concerns were expressed that members of public were trying to air their issues through HTC, and Cllr Farrell suggested that a statement is issued to say that outline planning permission has been granted and we have agreed to work with Cala to ensure the best design for our town and no appeals would be made. Cllr Simpson added that any personal concerns should be followed up with the builders.

Action: Place on agenda for full council that a statement be issued to state HTC position.

4. Planning Applications: -

- a) **18/01886/FULD and 18/01887/LBC2**
27-28 Charnham Street
 Mr and Mrs Youll

Change of use to private residential. Removal of a non-contemporary stud-partition wall on ground floor. Addition of ground floor shower room and subdivision of ground floor room to form a bedroom. Construction of an internal porch/atrium within the existing entrance. Replacement of non-contemporary corrugated roof with a lead-coloured mono-filament covered flat roof. Change of rear elevation fenestration with a new three-light window to the kitchen. Addition to and revision of existing drainage.

*Cllr Farrell proposed **No Object** to the application and was seconded by Cllr Simpson, all in favour*

- b) **18/01571/HOUSE**
32 Sanden Close
 Mr and Mrs Scarlett

New garage and ancillary accommodation for relative.

Some discussion took place about the possibility of the accommodation being rented out, but it was noted that the application stated it was accommodation for a relative. The positioning of the doors also indicated this was unlikely.

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

- c) **18/00962/FUL**
Unit 4 Station Yard Road
 Mr Will Blackwell

The installation of 19 windows on the ground and first floor of Unit 4. The windows were installed between April 2015 and September 2017. The extension of a mezzanine on the first floor. The work was completed in April 2015.

It was left that this application was retrospective, and it was difficult to comment if the work had already taken place.

*Cllr Crane proposed that it was **an incorrect application** as it appears to be retrospective and hence no comment will be made. This was seconded by Cllr Chicken, with all in favour.*

- d) **18/01581/FUL**
Cakewood House, Bath Road
George Holmes

Section 73A: Variation of condition 2 – Approved Plans and Removal of condition 7 – Code for Sustainable Homes, of approved reference 13/02806/FUL.

Cllr Brookman left that HTC had no control over the change of conditions as WBC had placed the conditions on the build.

Action: Office to ask WBC for a list of conditions

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

- e) **18/01705/HOUSE**
1 Aldbourne Close
Helen Pepperday

Proposed new porch.

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

- f) **18/01778/FUL**
Land between Lovelocks and Lovelocks cottage, Newtown Hungerford
Mr C Hanbury

Removal of dilapidated metal fence and erection of wall.

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

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

The application below provoked some discussion with the committee, with the details extracted from the agenda for the meeting:

“17/03339/FULD

Hungerford Police Station, Park Street - Mr S Darke

Extension and conversion of the building to 4 x two-bedroom self-contained flats and 1 x two bedroom dwelling with associated works

Granted. HTC Initially concerned about potential parking pressures arising from the scheme. Now accepted in the revised plans submitted (taken from WBC response page).”

The committee could not remember reviewing the revised plans and the office was asked to determine when these plans were sent to the committee.

Action: Office to seek requested information.

The Community Infrastructure Levy (CIL) from this project was discussed, as concerned was expressed over the correspondence logged on the planning portal over the transfer of the footpath. The office was asked to confirm that we will receive the full CIL money.

Action: Office to seek requested information.

6. New premise license application – Herongate Club, Hungerford.

Councillors had been sent details, but no comments were made. Office would feed this back to WBC.

Action: Office to send back feed-back.

Meeting closed 7.45 pm