

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on Monday 12th November 2018 at 7.00 pm in The Library, Hungerford.

Present: Cllrs Farrell, Winsor, Chicken, Crane, Hudson and Simpson.

Also, present were 14 members of the public and Cllr Downe who attended as a member of the public as he is not on this committee. Cllr Cusack also attended the meeting, but is not part of this committee.

1. **Apologies noted** – Cllrs Brookman & Gaines
2. **Declarations of interest** – All members of the committee noted 4d as applicant is a councillor. Cllr Hudson for 4h
3. **Minutes of the meeting held on Monday 8th October 2018** – Cllr Winsor proposed the minutes of 8th October 2018 as a true record, seconded by Cllr Chicken. All in favour.
Minutes of the meeting held on 9th July 2018 - Cllr Farrell proposed the minutes of 9th July 2018 as a true record, seconded by Cllr Chicken. All in favour, with three abstentions.

Update on actions:

Meeting of E&P committee from 9th July were approved.

Neighbourhood Planning Team was sent the suggestion that a levy could be paid for loss of parking.

Office continues to contact Cala to determine the timing of public presentation has been planned. ***Out-standing action***

The response to the existence of article 4 in our area and an explanation of planning conditions were sent by email to committee and to a member of the public who requested the responses.

Action: Office to seek clarification from WBC on parking and clarification on the decision-making process associated with parking – ***Out-standing***.

Action associated with approved planning application **17/03339/FULD Hungerford Police Station, Park Street** (sent as emails over the summer period)

- It was confirmed by WBC that HTC would receive money through The Community Infrastructure Levy (CIL) for this project, but no figure was currently available. – ***Out-standing***.

4. Planning Applications

- a) **18/02574/FUL**
1 Priory Place – Yucel Mehmet

Change of use of ground floor unit from Use Class 1 (retail) to Use Class 5 (hot food takeaway).

Several members of the public were asked to stop heckling and talking during the discussion on this application. The meeting was informed by the chair that if this continued that members of the public would be asked to leave. The deputy clerk also asked for quiet.

Nine members of the public indicated that they had come in reference to this application. Councillors confirmed that public's letters of objection on the planning portal had been read. Some councillors expressed sympathy as it was the whole community in that area that were raising issue with the application. The committee repeated that they did not like to see empty shops in Hungerford and expressed the opinion that the concerns raised were supposition as it could not be determined if the issues raised by the public would take place. Following the discussion councillors were asked their opinion. Cllr Crane asked if the pizza was to be re-heated pizzas or freshly made. A member of the public thought from the application that the pizzas would be made on site. Concern was also expressed over the effects on people living nearby and parking with the effects on the pelican crossing which is located up from the building and if the business would be better based in the High Street. Many councillors felt it was a difficult decision balancing the need for new businesses in Hungerford and the effect that this business would have on local residents.

*Cllr Hudson proposed to **Object** to the application, which was seconded by Cllr Chicken. Four voted in favour and two abstained.*

b) 18/02839/FUL

120A High Street - Coffee#1 Ltd

Change of use from Class A1(retail) use to mixed Class A1/A3 (coffee shop) use.

This item was discussed and the councillors thought this was a good use of an empty shop in the High Street. Councillors had received comments that local resident would have liked a clothes shop.

*Cllr Farrell proposed that the committee **Fully Support** the application, which was seconded by Cllr Crane, and all in favour.*

c) 18/02419/LBC2 and 18/02418/HOUSE

Parsonage Farm, The Croft - Mr and Mrs Frenkel

New external rear ramp way and replacement pavements. Internal ground floor alterations to facilitate wheelchair user.

*Cllr Hudson proposed **No Objection**, seconded by Cllr Farrell, all in favour.*

d) 18/02623/FULD

Site of Former 145 Priory Road – John and Sylvia Downe

Resubmission of the previously approved scheme for a replacement dwelling (17/03089/FULD) to include a summer house/exercise room to the rear of the dwelling house.

The committee was informed that Cllr Downe was attending as a member of the public and he will talk to the committee and leave during their discussions. His wife would remain in the room. Mr Downe informed the committee that advice had been sought from WBC for the application and it was decided that the application should be made as a full planning application. It is intended to add a summer house which changes the landscape plans.

A member of the public raised issues that it was not clear if the time extension had been granted. In addition, it was raised that not all the correspondence associated with the application was on display in the planning application portal. It was further raised that it was a gross-over development of the site. Comment was made that it was difficult to determine the difference between the previous application made under section 73 and the new application. The member of the public was raising issues with the application with District Councillors.

Cllr Downe did not leave the room but stood at the back and came back to the meeting to address the two members of the public. Then Cllr Downe left the room before the final vote was taken.

Cllr Farrell stated that she had spoken to WBC about application, and it was felt that it was complex decision and that committee should abstain from making a decision. Cllr Hudson felt it was a planning tangle and as such no vote should be taken. Other councillors agreed with this.

Cllr Crane proposed that the committee write to WBC for clarification on this application with reference to Section 73 and ensure that all documentation was made public. Cllr Simpson seconded this and all in favour. The observation sheet was returned with this comment.

e) 18/02686/FUL

1 and 2 Tealgate - Sulzer Mixpac Uk Ltd

Change gravel hard standing area to concrete hard standing for vehicles.

Some members of the committee had reviewed the specifications of the drainage.

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

f) 18/02775/HOUSE

73 Priory Road - Stefan D'Alessandro

Infill extension in conjunction with neighbours. Detached garage in garden.

*Cllr Hudson proposed **No Objection**, seconded by Cllr Winsler, all in favour.*

g) 18/02530/HOUSE

47 Priory Avenue - A Merritt (Mrs)

Single storey rear extension, two storey side extension, loft conversion with rear dormer.

The committee reviewed the plans and thought that it made use of the space, though it was not the limits of the space available on site and the plans were ambitious. Concerns were raised that it would not blend within the area. It was noted that there were no objection letters on the planning portal.

*Cllr Chicken proposed **No Objection**, seconded by Cllr Crane. A total of four abstentions were recorded and the decision was not passed. The committee wished to pass to WBC planning for their decision.*

h) 18/02557/HOUSE

9 Combe View - Mrs House

Rear extension (revised design)

*Cllr Winsler proposed **No Objection**, seconded by Cllr Simpson, with four in favour and two abstentions.*

i) 18/02829/HOUSE

2 Wiltshire Close - Mr and Mrs P Culley

First floor side extension over garage

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

j) 18/02786/HOUSE

5 Hamblin Meadow, Eddington - Mr C Collins and Ms L Roberts

Two storey rear and side extension.

*Cllr Chicken proposed **No Objection**, seconded by Cllr Farrell, with all in favour.*

k) 18/02896/HOUSE

6 Fairview Road - Mr Martin McCloskey

Extension and Remodelling of 6 Fairview Road.

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

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

7. Budget setting –

The committee's budget of 2018/19 was £5000, due to anticipated expenditure on Neighbourhood Plan and Salisbury Road Development. It was suggested that as these were no longer on the E&P agenda that the budget could be £2000 for the next financial year. Cllr Simpson asked if any equipment was needed. The possible purchase of a projector and screen were discussed, but the committee were informed that the library room was not our room, and agreement should be sought from the hubbers if this idea was going to be perused.

Councillors discussed the issue with the plans as viewing the plans on-line side-by-side was not possible and there was a preference for plans to be printed out. Attending members of the public stated that they liked to have the opportunity to view the paper plans.

Cllr Farrell proposed that the budget for the next financial year was dropped to £2000. This was seconded by Cllr Simpson with all in favour.

Meeting closed 8.20 pm