

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Extraordinary Environment and Planning Committee** held on Tuesday 23<sup>rd</sup> July 2019 at 7.00pm in the Corn Exchange Complex, High St, Hungerford.

**Present:** Cllrs Gaines, Simpson, Crane, Farrell, Chicken, Alford and Fyfe

Also: District Cllr James Cole, Cllr Downe, Newbury News, Penny Post, Reps from Bewley Homes and Turley and approx. 30 members of the public. It was announced that the meeting was being recorded and an area was made available for those that did not wish to be filmed.

1. **Apologies for absence** – Cllrs, Winser, Lewis, Brookman, Knight, Cusack and Hudson.

2. **Declarations of interest** – None

3. **Approval of Minutes of the meeting held on 8<sup>th</sup> July 2019 and update on actions** –

*Cllr Chicken proposed acceptance of the minutes as a true record, seconded by Cllr Fyfe, 3 abstentions, rest in favour.*

4. **Planning Applications:** -

**Members of the public were invited to speak for 3 minutes:** -

Jan Giggins has been following the process through from the Core Strategy, examination in public, outline planning to now. She objects to this application because; it is a major development in the AONB, does not enhance and conserve the AONB which is national policy, and there has been no Environmental Impact Assessment carried out. She would like it called into the Ministry of Housing, Communities and Local government. She pointed out there is a letter of objection on WBC website from Cala Homes.

Doris Colloff believes the impact on the environment is not acceptable. It should be refused due to this and the very high density of housing. The outline permission should not be used as it is a completely different layout and a new application should be made.

Cllr Gaines advised that Condition 2 is not on the agenda as it refers to archaeology which would not have any impact on the reserved matters.

Bo Hammond said if the reserved matters go through then it is open season for the whole of the area east of Salisbury Road to be developed. £7million has been paid for the land, with £1million to WBC for infrastructure. This works out at £80,000 per house before a brick is laid. To spread over the whole of the site is not viable. If another application is put in we could end up with 150 houses across the whole site. The 600 net movements per day through the town will increase to 900. The reserved matters are not in line with the outline planning granted.

Cllr Gaines advised we are here to discuss the reserved matters not the outline planning. 30 houses per hectare is very high density for an area in the AONB and it is not set in the National Planning Policy Framework as recommended. She advised the application includes 40% affordable homes (70% social and 30% shared ownership) which doesn't meet the local housing need. There has been no special effort at reducing carbon imprint. The objection letter seen today from Cala Homes points out the impact on the AONB.

District Cllr James Cole wished to point out that contrary to the report in the Newbury News he did not meet with Developers but met with planners at WBC. (Newbury News advised this was just a mistake). He added that the site plan for the reserved matters shows two roads that lead to the east presumably for future development. He would absolutely not support this application and confirmed it had been called in.

Bewley did state at a previous meeting that they would put in a future application for the land they are currently leaving as agricultural land. The original size was 7.2 and development is being proposed on 5.6. Sara from Turley confirmed that land to the south of the red line is not included in their plans. Cllr Downe advised that Turley applied to remove the outline planning and WBC has removed the condition.

Cllr Gaines advised that this application will next be discussed at a Western Area Planning meeting which public can attend. Other concerns are the development being on flood plain, exacerbated by high density housing and access through an estate to access agricultural land. Also, the closeness of the existing houses in Kennedy Meadow to the new development being 5 metres in places not 30 metres. Balconies will look straight into the new houses. When questioned Bewley advised they are part owners of the site and have an agreement with Wates.

#### **19/01406/RESMAJ**

Land South of Priory Road – Bewley Homes Plc and Wates Developments Ltd

Approval of reserved matters application following outline permission for up to 100 dwellings, public open space and landscaping, with all matters reserved except for the access to the A338. Matters to be considered: Appearance, Landscaping, Layout and Scale.

#### ***Cllr Gaines proposed Objection due to:***

- *over development or overcrowding of the site as the proposal is out of character with the area*
  - *negative/adverse visual impact of the development particularly on the landscape and or locality*
  - *detrimental effect of proposed development on the character of the local area (in the AONB)*
  - *the proposed development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact*
  - *with a note that the reserved matters should signify a variation of the outline planning*
- seconded by Cllr Simpson, all in favour.***

#### **19/01279/CONDI**

Land South of Priory Road – Bewley Homes Plc and Wates Developments Ltd

Application for approval of details reserved by conditions (6) construction method statement and (9) access of approved application 16/03061/OUTMAJ - Outline planning application for up to 100 dwellings, public open space and landscaping, with all matters reserved except for the access to the A338.

#### ***Cllr Gaines proposed Objection due to:***

- *over development or overcrowding of the site as the proposal is out of character with the area*
  - *negative/adverse visual impact of the development particularly on the landscape and or locality*
  - *detrimental effect of proposed development on the character of the local area (in the AONB)*
  - *the proposed development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact*
  - *with a note that the reserved matters should signify a variation of the outline planning*
- seconded by Cllr Crane, all in favour.***

**Action:** Clerk will keep public informed on the date of the Western Area Planning meeting.

Bewley advised the determination date is mid-Sept and it won't go to a WAP unless the case officer is minded to approve it.

Meeting closed at 8pm