

# HUNGERFORD TOWN COUNCIL

The Mayor  
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The Town Clerk  
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26<sup>th</sup> May 2021

To: Cllrs Fyfe, Chicken, Hudson, Knight, Lewis, Simpson, Winser and Yakar-Wells. Also, to all other Councillors for information including District Councillors Benneyworth, Cole and Rowles, and press.

You are invited to a working party meeting of the **Environment and Planning Committee** to be held on **Wednesday 2<sup>nd</sup> June 2021, at 7.00 pm.** The meeting will be held remotely through Zoom and can be accessed through the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/84156650204?pwd=c0FHQXBVT1Z2VmtUSmJGRnZodzhxdz09>

Meeting ID: 841 5665 0204

Passcode: 214576

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All planning documents relating to items 39 and 40 are available on the West Berkshire Council planning portal: <https://publicaccess.westberks.gov.uk/online-applications/search.do?action=simple&searchType=Application>

The meeting is open to the press and public. **At 7.00 pm there will be a public forum to allow questions from the electors.**

*Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda, providing they do so within the 15 minutes allotted time period (limited to 3 minutes per speaker) given at the beginning of each meeting. **Any questions should be submitted in advance by 2pm on the day of the meeting.** Public will not be permitted to interrupt, question or participate at any other point during the meeting unless invited to do so by the Chair. Timings will be at the discretion of the Chair.*

Mrs C Barnes  
Town Clerk

## AGENDA

- EP2021035 Apologies for absence.
- EP2021036 Declarations of interest.
- EP2021037 Update on actions from the Meeting held on 6<sup>th</sup> May 2021.
- EP2021038 Mobile pizza trailer – Dapao Takeaway – Discuss possible location for siting of trailer.
- EP2021039 Planning applications:
  - a) 21/00999/HOUSE  
20 Fairview Road, Hungerford – Mr and Mrs S Rowlands

Demolish existing single storey extensions, new single storey side and rear extension.

**b) 21/00902/HOUSE**

25 Prospect Road, Hungerford – Karl and Jennifer Patterson

Single storey side and rear extension. Modernise windows and doors.

**c) 21/01025/FUL**

Land South of Kennet and Avon Canal and North of Tesco, Everland Road, Hungerford – Sir John Edward Astley Troup

Four new dwellings and associated works.

**d) 21/01156/HOUSE**

Standen Hussey, Hungerford Bridleway 50, Standen, Hungerford – Mr and Mrs Lee

Extension to existing detached garage.

**e) 21/01281/HOUSE**

Beacon Farm, Salisbury Road, Hungerford – Mr and Mrs H Ross

Single storey extension and external alterations to existing outbuilding.

**EP2021040 Case Officers Reports:**

**a) 21/00229/HOUSE** 85 Priory Road, Hungerford – Samantha Braidwood

Rear two storey extension and partial conversion of garage space into office.

GRANTED. HTC proposed to Object due to concerns over the overbearing effect of the proposed extension in relation to the adjacent property (87 Priory Road).

**b) 21/00494/HOUSE** 7 Oxford Street, Eddington, Hungerford – Alex Cavill

Demolition of existing garden shed and hutch and replacement with garden room and store.

GRANTED. HTC proposed Support.

**c) 21/00578/FUL** 25 Orchard Park Close, Hungerford – Messrs Monk and Loader

Subdivision of existing 4-bedroom dwelling to create 2 no. 2-bedroom dwellings with associated works.

GRANTED. HTC proposed to Object due to concerns over availability of parking in an already congested area of the town.

**d) 21/00472/FUL** 9 Chilton Way, Hungerford – Mr and Mrs R Barnett

Proposed replacement dwelling with associated alterations to access and parking.

GRANTED. HTC proposed No Objections subject to: No construction deliveries between the hours of 8-9am and 3-4pm due to the school run; to maintain the cleanliness of the highway throughout the build; no construction work to take place before 8am and after 5pm on weekdays, and before 8am and after 1pm on Saturdays.

**e) 21/00630/HOUSE** Beacon Farm, Salisbury Road, Hungerford – Mr and Mrs Ross

Single storey extensions and external alterations to existing dwelling, following demolition of existing conservatory.

GRANTED. HTC proposed No Objections.

**f) 20/01023/MDOPO** Land South of Priory Road, Hungerford – Wates (Hungerford Berkshire Ltd)

Modification of planning obligations – Amendment to Schedule 2 Part (b), (c) and (d), of planning permission 16/03061/OUTMAJ.

REFUSED. HTC proposed to Object on the following grounds:

- The percentage of social rent dwellings was a crucial part of the original approved planning application 16/03061/OUTMAJ

- The reduction in number of social rent dwellings will have a negative impact on local residents and local house rental prices
  - This application undermines WBC's own Local Plan which states there should be 40% affordable housing on greenfield sites
  - The developers have already signed a legal agreement of S106
  - The Viability Appraisal was not undertaken by an independent consultant
- HTC urges WBC to request a non-biased, independent Viability Appraisal.

- g) 21/00476/HOUSE** 117 Priory Road, Hungerford – Mr and Mrs Calloway  
1st floor extension over existing garage, enclosed porch and internal alterations.  
GRANTED. HTC proposed No Objections.
- h) 21/00314/HOUSE** 70 Priory Avenue, Hungerford – Mr and Mrs David Hunter  
Construct detached domestic garage at rear.  
GRANTED. HTC proposed No Objections.
- i) 21/00814/HOUSE** 2 Prospect Road, Hungerford – Mr and Mrs Hearn-Smith  
Proposed loft conversion with flat roof rear dormer and velux window to the front elevation.  
GRANTED. HTC proposed No Objections.
- j) 21/00854/HOUSE** 21 De Montfort Grove, Hungerford – Mr and Miss Keily and Martin-Flood  
Proposed front extension. Render to all external walls.  
GRANTED. HTC proposed No Objections.