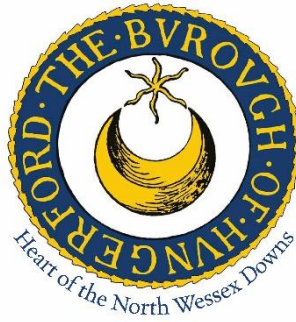


# HUNGERFORD TOWN COUNCIL

The Mayor  
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**MINUTES** of the **Environment and Planning Committee** meeting held on Monday 8<sup>th</sup> June 2020 at 7.00pm by remote access.

**Present:** Cllrs Gaines, Fyfe, Chicken, Simpson, Winser, Knight and Hudson.

Also: Claire Barnes (Town Clerk), Sarah Hennessey (Deputy Clerk), District Councillors Dennis Benneyworth, James Cole and Claire Rowles and representative from Newbury Weekly News. Three members of the public joined later at 7.05pm, 7.09pm and 7.21pm.

1. **Apologies for absence** – Cllrs Crane and Lewis.
2. **Declarations of interest** – Cllr Winser Item 4(d).
3. **Approval of Minutes of the meeting held on 11<sup>th</sup> May 2020 and update on actions** – *Cllr Simpson proposed acceptance of the minutes as a true record, seconded by Cllr Winser, two abstentions (Cllrs Chicken and Hudson), rest in favour.*

**4. Planning Applications -**

**a) Planning Appeal Ref APP/W0340/Y/20/3245847**

19/02046/LBC2 – Hopgrass Open Barn, Hungerford – Mr and Mrs Vacarro

Proposed insertion of two windows to front elevation. WBC refused to grant planning permission. HTC proposed No Objection.

The committee had no comments to make on this appeal.

**b) 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 16/03061/OUTMAJ.

Following receipt of some email complaints regarding the starting times of work at the site, Cllr Gaines advised the working hours set out in the original planning application are 7.30am-6pm Monday to Friday and 8.30am-1pm on Saturday.

District Councillors advised this application has been called-in to the Western Area Planning Committee; they offered their support to HTC in this matter and suggested if anyone had any comments on the proposal, to respond to WBC via the planning portal.

*Cllr Simpson proposed to strongly Object to this application 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.*

*Seconded by Cllr Knight, all in favour.*

**c) 20/00612/FULD**

Riverbend, Upper Eddington, Hungerford – Mr and Mrs Denny

Additional drawings / amended plans received relating to Section 73A Variation of condition (2) plans of approved 18/02374/FULD - Demolition of 2- bed dwelling house and erection of new 3-bed dwelling house.

District Councillors advised this application is due to be heard at the Western Area Planning Committee as there are more than 10 objections on the planning portal.

*Cllr Fyfe proposed to strongly Object to any changes to the original approved planning application number 18/02374/FULD. We feel it has an adverse visual impact on the landscape and locality. There are design issues with the detailing and materials as follows:*

*-The blue render is unacceptable and should revert back to the timber cladding across the whole building as per the original approved planning application*

*-The stained timber screening to study on the north west elevation should not be removed as this will soften the building*

*-Roof height - the fascia thickness should remain at 300mm*

*-The height of the building should be no more than on the original approved planning application*

*-The increase in the ridge height is unacceptable and should remain at 8.5m*

*-We would request enforcement of a landscaping plan that complies with current planning policies (C7, C3, CS19 & ADPP5), and the replacement of any trees that have been removed without permission with native species trees no lower than 4m and a girth of no less than 100-120mm to plant in order to screen the SSSI River Kennet corridor from the development. This site is adjacent to a SSSI and it is laughable that the applicant considers some of these amendments to be 'de minimus' and to expect us to approve this application.*

*Seconded by Cllr Simpson, all in favour.*

**d) 20/01132/TELE56**

Telecommunications Mast, Adjacent former pig farm, Bath Road, Hungerford – EE Ltd

15.97m telegraph pole with 3 antennas in a shroud, two 0.3m dishes, equipment cabinet and ancillary apparatus.

*Cllr Hudson proposed No Objection, seconded by Cllr Simpson, one abstention, two in favour.*

*Cllr Chicken proposed Support, seconded by Cllr Knight, none in favour – proposal not carried.*

**e) 20/00620/COMIND**

Hungerford Town Football Club, Hungerford – Hungerford Town Football Club

Extension to both sides of north stand.

*Cllr Simpson proposed strongly Support as the Football Club is such an important community asset, seconded by Cllr Winsler, all in favour.*

**5. Case Officers Reports – These were read out and noted.**

**Meeting closed 8.06 pm.**