

# HUNGERFORD TOWN COUNCIL

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**DRAFT MINUTES** of the **Environment and Planning Committee** meeting held on Monday 2<sup>nd</sup> August 2021 at 7.00pm in the Library, Church Street, Hungerford.

**Present:** Cllrs Fyfe, Simpson, Winser, Chicken, Yakar-Wells and Knight.

Also: Cllr Downe (left meeting at 7.35pm), West Berkshire District Councillor James Cole, Peter Tompkins from Edge Architecture (left meeting at 7.43pm).

In attendance: Sarah Hennessey (Deputy Town Clerk).

**EP2021048 Apologies for absence** – Cllrs Hudson and Mills, District Councillors Benneyworth and Rowles.

**EP2021049 Declarations of interest** – Item EP2021051(c) – Cllr Simpson.

**EP2021050 Approval of Minutes of the Meeting held on 12<sup>th</sup> July 2021 and update on actions.**

**Proposed:** Cllr Simpson

**Seconded:** Cllr Winser

**Resolution:** To approve the minutes of 12<sup>th</sup> July 2021 as a true record. One abstention.

**EP2021051 Planning Applications:**

**a) 21/01131/FULD**

20 Prospect Road, Hungerford – Jayborth Properties  
Demolish existing house & carport, 2 new semi-detached houses.

**Proposed:** Cllr Simpson

**Seconded:** Cllr Knight

**Resolution:** No Objections Subject to: For Health and Safety reasons, no construction deliveries between the hours of 8-9am and 3-4pm due to the school run, and to maintain the cleanliness of the road throughout the build.

**b) 21/01658/REG3**

Hungerford Primary School, Fairview Road, Hungerford – West Berkshire Council  
Regulation 3: Replace the existing bell tower to a Primary School in Hungerford.

**Proposed:** Cllr Simpson

**Seconded:** Cllr Chicken

**Resolution:** Support.

**c) 21/01640/HOUSE**

45 Park Way, Hungerford – Mr Fisher and Mrs Franklin  
Proposed Single/Two Storey Rear Extensions and Associated Internal Alterations.

**Proposed:** Cllr Fyfe

**Seconded:** Cllr Winser

**Resolution:** No Objections. One abstention.

**d) 21/01776/HOUSE**

29 Bourne Vale, Hungerford – Glenn Coutinho and Marlie Forte

Single storey side and rear extension. Conversion of existing garage to habitable space.

**Proposed:** Cllr Simpson

**Seconded:** Cllr Winsor

**Resolution:** No Objections Subject to: the two side windows overlooking the neighbouring property being of obscured glass. This is to respect the privacy of the neighbour.

e) **21/01722/FULD** (Taken after Item EP2021050)

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.

Peter Tompkins advised this is a resubmission of a previous application for this site and the red line on the revised site plan has been extended to cover Everland Road. A number of questions/concerns were raised including: whether there were any commitments in the plan for the housing to have eco-friendly characteristics; too much impact on the natural environment with the conversion of a long-standing arboretum to housing; no evidence of an environmental impact study or bat survey; difficulty of access for traffic from Station Road on to Park Street.

**Proposed:** Cllr Simpson

**Seconded:** Cllr Knight

**Resolution:** Object due to:

-Lack of a consultation response from WBC Highways, in particular regarding site access/ownership of the road, access for waste collection vehicles, access for emergency vehicles, the potential for vehicles to access the site via Tesco's car park.

-Development in an industrial/semi-industrial 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.

-Adverse effect of the development on the character and appearance of the Conservation Area.

-Concern over the removal of the existing trees, in particular the beech tree, to enable the new entrance to the site.

-Requirement for a full environmental impact study, a bat survey and a Mesolithic study of the area.

-Absence of orange site notice displayed at the site.

One abstention, one against.

**ACTION:** Office to send request to District Councillors for this to be called in to WAP committee.

f) **21/01748/FUL**

Triangle Field, Priory Road, Hungerford – The Community of Hungerford Theatre Company Section 73 variation/removal of conditions 8 (use period) and 9 (site clearance) of approved 15/00366/FUL – Proposed installation of four storage units on Triangle Field, Hungerford. Change of use of land from recreational and amenity to storage for theatrical equipment.

**Proposed:** Cllr Simpson

**Seconded:** Cllr Yakar-Wells

**Resolution:** Support.

g) **21/01791/HOUSE**

Eddington House, Wantage Road, Eddington, Hungerford – Mr and Mrs Newman  
Proposed domestic annexe/garages and a replacement machinery store.

**Proposed:** Cllr Winsor

**Seconded:** Cllr Knight

**Resolution:** Support.

h) **21/01757/HOUSE**

20 Fairview Road, Hungerford – Mr and Mrs Rowlands

Proposed loft conversion with rear dormer. To increase size of dormer approved under application 20/00248/HOUSE.

**Proposed:** Cllr Chicken  
**Seconded:** Cllr Simpson  
**Resolution:** No Objections.

- i) **21/01849/FUL**  
5 The Laurels, Eddington, Hungerford – Tania Hunwick  
Replacement of five first floor windows.  
**Proposed:** Cllr Chicken  
**Seconded:** Cllr Simpson  
**Resolution:** No Objections.

**EP2021052 Case Officers Reports** – These were read out and noted.

**Meeting closed at 8.15 pm.**