

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** meeting held on Monday 12th June 2023 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Hudson, Simpson, Winsor, Carlson, Armstrong, Cole and Greenwell. District Councillor Gaines and Benneyworth.

In attendance: Lydia Cutland (Deputy Town Clerk)

EP2023028 Apologies for absence
Cllr Keates and Lewis. Apologies were also received from District Councillor Vickers.

EP2023029 Declarations of interest
None

EP2023030 Approval of Minutes of the Meeting held on 18th May 2023 and update on actions.

Proposed: Cllr Greenwell

Seconded: Cllr Simpson

Resolution: To approve the minutes of 18th May 2023 as a true record. One abstention.

Outcome of actions:

Agenda point EP2023026, planning application 23/00826/FULMAJ: A comprehensive document would be prepared by the Committee summarising their concerns which would be submitted to WBC. Application now pending with Western Area Planning.

No further actions outstanding.

EP2023031 Planning applications:

a) 23/01032/CERTP

Norgate House Tealgate – Sir Peter Birkett

Change of Use of existing Office building (use Class E) to a state-funded school (use class F1(a)) on a temporary basis of two academic years.

There was discussion amongst the committee regarding the educational needs of the proposed attendees, safety during the school run, traffic in and around the site and playground facilities.

Would the footways be adequate, what is the typical speed of the traffic on and off the site?

What about trade collecting up supplies from the trading estate throughout the day, lorries and cars parked along Charnham Park, what is the speed restriction? Councillors were also interested to know where the proposed state funded school had originated from, who is deemed as the

competition? Information on the application was deemed to be severely lacking and it would benefit from a proper planning analysis.

Proposed: Cllr Hudson

Seconded: Cllr Simpson

Resolution: Objection based on the lack of information on highway safety, the educational needs of the school pupils, workforce (ie teachers and number of employees), playground facilities, sustainability of the location, parking accessibility and change of use from a designated employment land. One abstention.

Proposed: Cllr Simpson

Seconded: Cllr Fyfe

Resolution: Propose that District Councillors call application 23/01032/CERTP into WBC for a proper planning analysis.

ACTION District Cllrs Gaines and Benneyworth to call this in

b) 23/01082/HOUSE

35 Charnham Street – Mrs L Summers

Alterations to rear aspect to introduce wider door opening, replace external windows with metal doors and replace sash windows with UPVC Sash windows with internal alterations. Committee discussed the conservation area and whether there were any constraints or restrictions around the use of UPVC vs wooden framed windows at the front and rear of properties. The Councillors felt there is a need for WBC to provide a policy around the use of more sustainable materials in conservation areas for town councils to follow.

Proposed: Cllr Cole

Seconded: Cllr Winsor

Resolution: Objection due to the use of UPVC windows being used in a conservation area. Two abstentions, one no objection. Majority ruled.

ACTION District Councillors Gaines and Benneyworth to seek clarity from WBC around the use of UPVC materials in conservation areas and whether a policy could be drafted for local councils.

c) 23/01070/HOUSE

41 Kennedy Meadow – Mr and Mrs Harfield

Proposed porch to front elevation

Proposed: Cllr Cole

Seconded: Cllr Armstrong

Resolution: No objection

d) 23/01064/FUL

Norgate House, Tealgate – Sir Peter Birkett

Installation of 8r Velux windows to the roof above existing office spaces. Velux windows in each space.

This application was discussed in conjunction with the application 23/01032/CERTP earlier in the meeting.

Proposed: Cllr Fyfe

Seconded: Cllr Carlson

Resolution: No objection

e) 23/01175/PACOU

125 High Street - Ravensford Estates Ltd

Application to determine if prior approval is required for a proposed: Prior Notification requirement under Part G of the GPDO for the change of use of the upper two floors from ancillary retail space (Class E) to form 2 apartments. Discussions were held amongst the committee around the number of parking spaces required vs potential number of occupants, the proposed layout for the property and impact on the retail space below. What facilities would still be accessible for the employees in the pharmacy below, what about the security of the pharmacy what impact would the property have on this valuable retail unit in the High Street?

Proposed: Cllr Simpson

Seconded: Cllr Armstrong

Resolution: Objection due to inadequate parking information and the impact on a valuable retail store.

Proposed: Cllr Simpson

Seconded: Cllr Armstrong

Resolution: Propose that District Councillors call application 23/01175/PACOU into WBC

ACTION District Cllrs Gaines and Benneyworth to call this in

EP2023032 Case Officers Reports:
These were read out and noted.

The meeting closed at 19.46 pm.