

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** meeting held on Thursday 18th May 2023 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Hudson, Simpson, Winsor, Keates, Carlson and Greenwell, District Councillor Gaines, a representative for agenda item EP2023026 (f) and two members of the public ref agenda item EP2023026 (e).

In attendance: Lydia Cutland (Deputy Town Clerk)

EP2023022 Propose election of Chair:

Proposed: Cllr Simpson

Seconded: Cllr Carlson

Resolution: Election of Cllr Fyfe to remain as Chair

Propose election of Deputy Chair

Proposed: Cllr Simpson

Seconded: Cllr Greenwell

Resolution: Election of Cllr Keates as Deputy Chair

EP2023023 Apologies for absence

Cllrs Yakar-Wells and Cole. Apologies were also received from District Councillors Vickers and Benneyworth.

EP2023024 Declarations of interest

Cllrs Winsor ref agenda item EP2023026 (b) and Cllr Keates ref agenda item EP2023026 (k)

EP2023025 Approval of Minutes of the Meeting held on 11th April 2023 and update on actions.

Proposed: Cllr Winsor

Seconded: Cllr Simpson

Resolution: To approve the minutes of 11th April 2023 as a true record.

Outcome of actions:

- No actions outstanding

EP2023026 Planning applications:

a) 23/00730/HOUSE

Lambert House, Fairview Road – Mr and Mrs J Gordon

Proposed first floor side extension and new front porch

Proposed: Cllr Winser
Seconded: Cllr Keates
Resolution: No objections

b) 23/00873/FUL

41 High Street - Mr and Mrs Steve Brunning
Part change of use from commercial to residential

Proposed: Cllr Simpson
Seconded: Cllr Carlson
Resolution: No objections

c) 23/00906/HOUSE

8 Salisbury Road - Mr and Mrs Steve Thorpe
Garage conversion to garden room

Proposed: Cllr Fyfe
Seconded: Cllr Winser
Resolution: No objections

d) 23/00908/HOUSE

8 Salisbury Road - Mr and Mrs Steve Thorpe
Proposed carport

Proposed: Cllr Simpson
Seconded: Cllr Keates
Resolution: No objections apart from the caveat that EV charging points should be installed.

e) 23/00826/FULMAJ

Hungerford Station Road Car Park – Churchill Retirement Living/ Archel Homes/Archel Hungerford
Redevelopment for retirement living accommodation for older people comprising 45 retirement apartments including communal facilities, access, car parking and landscaping and 2 cottages.
The Councillors discussed their concerns regarding the application such as:

- The second-floor proposed plans appear to be missing from the planning application.
- Where is the parking and solar panels for the cottages, what is the age restriction on the purchase of the cottages, where is the cycle parking and car charges and how many?
- Where are the EV points for the cottages and parking for the lodge manager as staff would not be able to park in the owner's space? Who would police the 17 unallocated parking spaces? For example, when the station car park is full and opportunistic commuters realise these spaces are available/ free.
- Lack of consideration for the age demographic
- Hungerford needs 1-2 bed affordable housing rather than retirement accommodation.
District Cllr Gaines added that there are already vacant apartments for sale in the retirement properties Bearwater and Crown Mews which have been for sale for a considerable time.
- Access for refuse vehicles, visibility at the junction of the road to the station and the risk to pedestrians crossing the road
- The facade and design of the building for visitors or passers through on trains.

Cllr Carlson also pointed out that the traffic survey, which was conducted the day after a train strike when the station was therefore quieter, was conducted at *peak* hours which would not necessarily be the busiest time for the proposed owners of the property nor did it take into account the numerous HGV lorries travelling along the nearby access road during the day.

One member of the public voiced their concerns which echoed many of those of the councillors, while another member of the public, the current landlord of the pub, explained that he has received notice that the pub has been sold and his tenancy could potentially expire at the end of August. Finally it was noted that prior to the May 2023 local elections, District Cllr Cole had called in the planning application on the basis that the parking proposed is entirely unsatisfactory.

Proposed: Cllr Greenwell

Seconded: Cllr Simpson

Resolution: Strongly object due to the demographic, unsatisfactory parking, lack of affordable housing, access facilities and building design.

ACTION: A comprehensive document would be prepared by the Committee summarising their concerns which would be submitted to WBC.

f) 23/00954/FUL

Hungerford Nursery School - Hungerford Nursery School Centre for Children & Families
Solar PV roof panels.

The Committee were reminded that HTC's F&GP committee agreed in March's 2023 meeting that a donation of £2,000 using CIL funds would be granted to the Nursery School for funding towards the installation of the solar panels.

Proposed: Cllr Fyfe

Seconded: Cllr Simpson

Resolution: Support

g) 23/00833/HOUSE

44 Priory Avenue - Nicki Clough-Culliford
Single storey side extension to provide bedroom and shower room

Proposed: Cllr Greenwell

Seconded: Cllr Keates

Resolution: No objections

h) 23/00995/HOUSE

21 De Montfort Grove - Mr and Mrs Glenn Kiely
Single storey rear extension

Proposed: Cllr Winsor

Seconded: Cllr Carlson

Resolution: No objections

i) 23/00990/HOUSE

Church House, Wantage Road - Mr and Mrs Hampton
Proposed single storey rear bathroom extension

Proposed: Cllr Fyfe

Seconded: Cllr Greenwell

Resolution: No objections

j) 23/00956/HOUSE

2 Hornhill Cottages – Mr and Mrs Darch
Existing garage to be converted, roof raised and two storey extension to the rear. Single storey rear extension

Proposed: Cllr Keates

Seconded: Cllr Simpson

Resolution: No objections

k) 23/01026/HOUSE

23 Bourne Vale – Mr and Mrs Rackham

Proposed single storey rear extension, following demolition of existing conservatory

Proposed: Cllr Hudson

Seconded: Cllr Winsor

Resolution: No objections

l) 22/02287/FUL

Dick Lovett Mini - Dick Lovett Ltd

Demolition of outbuildings and pub rear extension and extension and redevelopment of existing MINI dealership incorporating adjacent property.

Additional drawings/amended plans for the application have been received by the Council May 2023.

Proposed: Cllr Simpson

Seconded: Cllr Fyfe

Resolution: Strongly Support

Cllr Winsor left the meeting at 20.15 pm.

EP2023027

Case Officers Reports:

These were read out and noted. The Councillors reviewed and discussed the reports which had been declined planning permission but which they had voted no objection.

The meeting closed at 20.25 pm.