

HUNGERFORD TOWN COUNCIL

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DRAFT MINUTES of the **Environment and Planning Committee** meeting held on Monday 14th October 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Keates, Hudson, Simpson, Winsor, Carlson, Armstrong, District Cllr Gaines

Attending via zoom: Cllrs Coulthurst, Cole

Also in attendance: Deputy Town Clerk (DTC), and Mr R Young, representing 21/02780/FULMAJ St Johns Hall.

EP2024048 Apologies for absence - Cllr Gordon Montgomery (wedding anniversary) & District Cllr Benneyworth. There were no members of the press present.

EP2024049 Declarations of interest - None

EP2024050 Approval of Minutes of the Meeting held on Monday 9th September 2024 and update on actions.

Proposed: Cllr Simpson

Seconded: Cllr Carlson

Resolution: Minutes approved as a true record of the meeting held on Monday 9th September 2024. No actions are outstanding.

Cllr Fyfe opened the meeting at 7pm welcoming a member of the public as well as HTC & District Cllr Gaines

EP2024051 Planning applications:

- a) **24/00599/FUL**, Mr Nigel Montgomery 34A - 35A High Street Hungerford
Proposal: Reconsultation on Planning application: Installation of Ram Raid Bollards to front of shops
Link: [Planning Documents \(westberks.gov.uk\)](http://Planning Documents (westberks.gov.uk))
Extension to deadline granted
NB: HTC objected to original application

Cllr Fyfe gave a summary of the previous planning application and a summary of the bollards in Hungerford Town Centre which included the following locations: 2 near the proposed property, the war memorial, Church Lane, WHSmith's, Bridge Street Canal, outside the Turkish Barber, The Clockmaker, Queen Ann building, Three Swans and the Town Hall. In all there are approximately 21 bollards on the High Street.

The new application proposes a different size and style of bollard; from 900mm to 1000mm and the new style does not match the other bollards on the High Street. Cllr Fyfe noted that HTC had previously requested a picture of a sample of the bollard from the original application and the new style of bollard is different from the original design..

Cllr Fyfe asked Cllrs for their views. The majority of Cllrs were against the proposed bollards due to the following points:

- They are in a residential part of the High Street.
- They are being used to protect the property not residents/pedestrians.
- Bollards should not be used on a public footpath/pavement.
- Two other High Street Jewellers do not have bollards outside their shops.
- There are other measures the owners could use e.g. increased alarms, alarms to the police, fogging systems etc.
- Shutters could be added to the property as other shops have in the High Street.
- Concern it makes Hungerford appear 'unsafe' which Cllrs do not believe is the case.
- Do not believe it would be an adequate deterrent as 'prospective thieves' would find alternative access into the property.
- This is a conservation area and there is no sign that a Conservation Officer has been involved in the planning application process as there are no comments listed.
- Existing bollards in other areas of Hungerford have been damaged due to vans/lorries backing into them so this is not seen as an appropriate measure/deterrent.

One Cllr felt that the bollards would protect people and questioned how the points above could be included if WBC went ahead with the bollards.

Cllr Gaines informed the committee that Planning Applications can have 'Conditions' applied to them which would allow Cllrs to voice their concerns and stipulate which Conditions they would like to see adopted.

Proposed: Cllr Simpson

Seconded: Cllr Winsler

Resolution: Hungerford Town Council objects to this planning application due to the following reasons:

- It is in a conservation area and in the mostly residential part of the High Street.
- The Bollards will not provide adequate protection from a potential burglary. The sides and rear of the property are not protected.
- There are other measures the owners could take internally to secure the building.
- Bollards in Hungerford (Three Swans – 6 Bollards and the car park opposite the Town Hall – 9 Bollards) are there to protect the public not buildings or contents.
- The proposed Bollards narrow the footpath

If WBC is minded to approve this planning application, HTC would like the following Conditions to apply (as WBC approval would be contrary to HTC's objection) and we have the concerns listed above for our conservation area:

- The Yorkstone paving slabs should be lifted with great care, cut to shape (core drilled) so the bollards appear fitted into the Yorkstone. Photographs must be taken of the Yorkstone before work begins and any Yorkstone slabs damaged in the installation process must be replaced with real Yorkstone.
- A formal agreement should be put in place for change of ownership of the premises or use to ensure the new occupier maintains the bollards.
- Bollards should not be emplaced until work to the shop front has been completed due to the narrowness of the pavement.
- Should Bollards be removed at any point in the future, new Yorkstone slabs must be laid. Whilst Julie Ball in answering some of Highways questions, states the cost of Bollard removal would be £150 each, there is no mention of Yorkstone to be re-laid. What happens if the current occupant moves or is deceased. Who pays? WBC need to clarify this point please.
- Bollard should follow the pattern for the High Street set at the same height of 900mm. Hungerford Steering Group (a WBC Committee) are attempting to improve the High Street. The Bollards are a visible part of the street scene and must be uniform in size and shape following

the style in main use in the High Street given they will be placed so closed to the Three Swans Hotel and The Town Hall. The revised bollard design submitted in the revised elevations' document is unacceptable and not in keeping with the majority in the High Street. Any proposed design other than the existing Cannon style, must be approved by HTC and WBC.

- b) **21/02780/FULMAJ**, Parwinder Singh, St Johns Hall, Station Road, Hungerford
Proposal: Demolition of Derelict Building (Former Ambulance Station and redevelopment for 9 flats with basement parkin and landscaping cycle parking and bin stores
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension to deadline granted

Cllr Fyfe gave a summary of the previous Planning Applications and the recorded decisions, all of which are available on WBC Planning Portal for review.

The current application is for 9 flats, which now have the correct % of affordable housing, complete with the correct number of car charging points, adequate refuse and 8 parking spaces for 9 flats but no visitor space allocated. Cllr Fyfe noted that the previous application was subject to a Members Call-in' so it was confirmed that it will be 'called in again.

Previous concerns raised by HTC have now been resolved. Cllr Fyfe noted that the Suds report had a number of issues still outstanding, and no consideration appeared to have been given to the discharge from the basement and surface water and foul water collecting in this area. It was also requested that the flow control devise is located within the site rather than outside as is currently in the plans and for the owner of the 'connection point' to be confirmed.

It was noted that the Biodiversity Net Gain Report was impossible to read. In conclusion, Cllr Fyfe stated that as this was likely to need a pumping station, he would like this to be considered in the design.

Cllrs stated that WBC should consider the boundaries between the two properties. It was noted that HTC have supported Archel Home's planning application for flats and have no objection to the St John's Hall current planning application.

Cllr Fyfe invited Mr R Young, Director of ' Robert Young Associates (Hungerford) Architectural Consultants' to speak to committee members. Mr Young thanked the committee for the opportunity. Mr Young confirmed that the Biodiversity Report had been completed and will meet the required levels of flow control. He noted that speed humps could be added to the Bin Store and Bike Store areas for added safety. Parking allocation could be altered if one or two of the flats do not have a car, other flats could have the slots, but this will need further investigation. However, the maximum car spaces available is 8 spaces.

With regards to the Drainage Survey, the development next door has been approved and Mr Young can see no reason for theirs not to be.

Mr Young concluded that the development team felt it is a comfortable scheme and does not dominate the landscape. They believe it is time for WBC to make a decision as various planning applications have been submitted over the last 3 years.

Cllrs felt that previous issues had been satisfactorily addressed and whilst consideration should be given to the prospective build overlooking Firgrove Court and Achel Home development, they did like the underground parking and considered matters had been resolved to a satisfactory conclusion.

Proposed: Cllr Hudson

Seconded: Cllr Carlson

Resolution: HTC has no objection to this planning application

- c) **24/01760/FUL**, Miss Polly Moon, The Royal British Legion, 20 Church Way, Hungerford,
Proposal: Full planning permission for change of use of land to station a catering van and trade on Friday evenings throughout the year.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
- Cllr Fyfe presented the application and Cllrs concluded that this site was regularly used by the catering van and they supported the application.
Proposed: Cllr Winser
Seconded: Cllr Keates
Resolution: HTC supports this planning application

EP2024052 Case Officers Reports.

Cllr Fyfe provided an overview of the reports below.

- a) **24/00734/LBC** Chris Saint (Trustee) Forge Cottage, 3 Neates Yard, 108 High Street, Hungerford
Proposal: Remove existing defective old plain tiles from north elevation only to forge cottage and replace with new plain clay tiles to match existing.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension granted
WBC: Approved
HTC: No comment listed
- b) **24/01313/HOUSE**, Mr & Mrs Rees, 21 Sanden Close, Hungerford, RG17 0LA
Proposal: Proposed single-storey rear extension and garage roof re-alignment
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension granted
WBC: Approved
HTC: No Objection
- c) **24/01503/FUL**, Mrs C Marsh 12- 13 Church Street, Hungerford
Proposal: Removal of chimney
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: No Objection
- d) **24/01387/HOUSE**, Bonnie Ham 106 High Street, Hungerford, RG17 0NB
Proposal: Like-for-like replacement front windows.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension granted
WBC: Approved
HTC: No Objection
- e) **24/01386/HOUSE**, Bonnie Ham, 105 High Street, Hungerford, RG17 0NB
Proposal: Like-for-like replacement front windows
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
Extension granted
WBC: Approved
HTC: No Objection
- f) **24/01377/HOUSE**
Applicant: Mr & Mrs Jolliffe - 41 Priory Avenue, Hungerford, RG17 0BE
Proposal: New garage and single storey rear extension
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC Decision: Approved
HTC Decision: No Objection

- g) 24/01968/COND**
Applicant: Mr Paul Roscoe, 1 - 2 Swangate Hungerford RG17 0YX
Proposal: Approval of details reserved by Condition (7) Construction Method Statement of planning permission 23/02633/FUL: Erection of link extension between Units 1 and 2 Swangate and alterations to front facade.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Approved
HTC: Supported original application **23/02633/FUL**
- h) 24/00832/LBC**
Applicant: Mrs Julie Lloyd, Town Hall, High Street, Hungerford, RG17 0NF
Proposal: Internal and external alterations for the purposes of improvement and upgrades to the Town Hall
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Approved
HTC: Supported the application
- i) 24/01208/COND**
Applicant: Mr & Mrs C Vokins, Harefield House and The Gables Upper Eddington Hungerford
Proposal: Application for Approval of Details Reserved by Condition 14 (Construction Method Statement) of planning permission 23/00584/OUT - S73A Application for Variation of a Condition 13 (contamination remediation) following Grant of Planning Permission 15/01355/OUTD - S73A - Variation of Conditions 4, 6, 7, 8, 10, 11, 13, 14, 15, 18 and Condition 20 of approved application 12/01584/OUTD - Residential development for two (2) detached houses with garages.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
WBC: Approval
HTC: No Comment found

Meeting closed at 19.49