

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on 28th September 2015 at 7.00 pm in the Corn Exchange complex, Hungerford.

Present: Cllrs Farrell, Winsor, Crane, Brookman, Colloff, Hudson, Whiting and Small (arrived late)
Also present: District Cllr Paul Hewer, Press: John Garvey and Geoff Adams, Stephen Rice (Lakeland Leisure Estates), Dr Mike G Rodd (Kennet & Avon Canal trust) and members of the public

1. **Apologies for absence.** None
2. **Declarations of interest.** Cllr Paul Hewer on Western Area Planning Committee
3. **Minutes of the meeting held on 14th September 2015.** Cllr Whiting proposed minutes of the meeting as a true record, seconded by Cllr Farrell, all in favour.
4. **District Councillors Report.** Should the builders, at 14-19 Upper Eddington, continue to develop after Wednesday, it will become a criminal matter and could be challenged in the High Court. WBC is getting paperwork in order and stop notice will be issued on Wednesday (Cllr Hewer advised). Developers can challenge it. A member of public asked why it has taken since April to halt proceedings. PH advised it is the process and WBC has been advising the developer since April they are breaking the rules and it could be at their expense. There are no tree preservation orders or archaeological sites at risk so no irreversible damage.
5. **Planning Applications:-**
 - (a) **15/02312/COMIND**
Lakeland Leisure Estates
Highclose Farm
Construction of 120 berth marina with associated facilities building incorporating marina offices, recreational area, café/restaurant, residential flats, toilets/showers, separate toilet block, separate storage building and car parking along with placement of spoil from marina basin construction on adjacent and nearby land
Stephen Rice (SR) advised planning permission is in place for a previous application and anyone could carry out existing planning conditions tomorrow as work has been started to entrance. They bought the site in 2012. New plans include 3 residential flats for the management and a café but no hotel. Previous plans couldn't get 120 into the marina and nobody had dealt with disposal of soil. They are using it to landscape. Some 7500 movements of lorries will be avoided. They have done an environmental impact study. Stephen will speak to Kennet & Avon representative (Mike) about his concerns. Lakeland Leisure will build rather than sell on and works will start next year all being well. Flats were in the original plans. Recreational berths only will be permitted, not residential and there will be a planning condition to prevent this. Fuel and pump out facilities will be supplied and laundry. 24hr management will enable an alert to any fuel leak.

Concerns were voiced about water usage and levels. SR advised a Stage 2 water resource study has been put in place. CRT has conducted a complex study and has confirmed the development is fine. (Cllr Small left). It was asked if 50 boats exited at one time what would happen. SR advised in his experience he has never seen this happen! There will be no impact on River Dun. It was asked how many jobs will

be created. SR replied the conservative estimate is 5, but realistically at least 20 part time jobs. The berths are designed for 60ft narrow boats. 2 smaller boats will not be allowed in one berth. They have a strict regime to police the issue of no residential moorings which includes requesting proof of an address. SR confirmed there will be no boat repairs or management workshop. As yet there is no safe solution for residents to cross the A4 from the Marina to Cobbs. It was suggested an island refuge might be a solution. **Action:** PH will speak to Paul Goddard who will deal with this.

Mike Rodd (MR) of Kennet & Avon Canal Trust and Chair of Rose of Hungerford stressed the importance of no residential berths. He is concerned the water level is very low in places and needs sorting. He thinks there will be a need for more 'visitor mooring' as the bulk will come to Hungerford. CRT needs to be persuaded to support issues such as this. MR advised the cycle route along by the common must not be made into a proper tow path as this has an impact on the water. MR supports the Marina application but wants the conditions looking into. SR advised 9% of income goes to CRT so they should be interested in helping. It was noted the basin is being increased by 50%.

Cllr Crane proposed **no objection**, subject to consideration of safe road crossing on A4 to Cobbs, and strict management to ensure no residential moorings are permitted, seconded by Cllr Whiting, one abstention, rest in favour.

(b) 15/01794/OUTD

Charnham Meadow Ltd

Meadow rear of 5 Charnham Street

Section 73: Variation of Condition 1 – Appearance of approved application 13/03164/OUTD: Outline application to construct of two new dwellings and garages. Matters to be considered: Access.

Cllr Brookman proposed **no objection**, seconded by Cllr Hudson, all in favour

(c) 15/02244/ADV

Co-operative Food Group

14-15 High Street

Wooden fascia with acrylic The Co-operative food and Opening Hours letters with vinyl face applied to fascia and stand-off locators. Externally illuminated. Aluminium panel heritage projection sign with applied vinyl The Co-operative food text. Externally illuminated. Wall mounted Remember your bags sign. Aluminium panel with applied vinyl text and image.

It was commented HTC don't like back lit signs in conservation area and prefer front lit instead as per WBC sign policy.

Cllr Hudson proposed **no objection**, seconded by Cllr Whiting, all in favour

(d) 15/02432/HOUSE

Chris Brickwood

2 Ramsbury Terrace

Single storey rear extension with flat roof and roof lantern

Cllr Whiting proposed **no objection**, seconded by Cllr Brookman, all in favour

6. Case Officers Reports:-

(a) 14-19 Upper Eddington – refused and discussed in item 4.

(b) noted

7. Station Development – update on meeting held with developers in August 2015. Developers are looking to build on the triangle in front of Triteq. Plans were seen for terraced houses which HTC objected to. The design was not suitable. Developers will look at purchasing land from Network Rail so the buildings can be turned around, to have better visual impact and are happy to talk to HTC to comply with the development brief and will look to withdraw the application and resubmit. HTC are looking to create a safer environment. Developers are keen to persuade WBC to remove the employment zone. They have made no provision for affordable housing. This is needed. HTC want initial building to set precedent for future buildings.

Marina development will go to Western Area Planning committee.

Meeting closed at 7.55pm