

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on Monday 9th October 2017 at 7.00 pm in the Corn Exchange Complex, Hungerford.

Present: Cllrs Farrell, Small, Chicken, Crane, Brookman, Hudson and Simpson.

1. **Apologies for absence** – Cllr Winser, Knight. Noted - Cllr Whiting
2. **Declarations of interest** – 4b – all councillors
3. **Minutes of the meeting held on 25th September 2017.** Cllr Crane proposed the minutes as a true record, seconded by Cllr Simpson, all in favour with one abstention (Cllr Small).

4. **Planning Applications: -**

a) **17/02562/HOUSE**

48 Kennet Way

Mr and Mrs Smeeton

Two storey rear extension and associated internal alterations.

Cllr Chicken proposed **No objection** to the application, which was seconded by Cllr Brookman, with all in favour.

b) **17/02662/LBC2**

21 Newtown, Hungerford

Colin Bumbieris

Strip existing cement render from front exterior of building and re-render with a lime render. Finish with limewash.

The application was made due to a damp problem in a 16th century property. Cllr Farrell proposed **No comment**, as it was a listed property. This was seconded by Cllr Simpson, with all in favour.

c) **17/02635/HOUSE**

Larkrise, Newtown, Hungerford

Mr and Mrs John Clay

Demolish garages, new garages conservatory and first floor extension.

The garages were being built away from the road and the first floor was to act as a home office, with a toilet downstairs.

Cllr Hudson proposed **No objection** to the application, which was seconded by Cllr Chicken, with all in favour. The committee requested that a comment was added to the response form of “the committee would suggest that there is a planning condition to ensure residential use is excluded.”

d) **17/02625/PACOU**

9A High Street

Eden Baking

Application to determine if prior approval is required for the change of use from A1 (shop) to A3 (café/restaurant).

This application was discussed by the committee, and they fully supported the presence of the business in the High Street.

5. Case Officers Reports: - These were read out and noted.

Some discussion was held about planning application 17/01833/FULEXT (Hungerford Railway Car Park, Station Road – Oakes Brothers Ltd) following the refusal of planning permission by WBC. Following the discussion of the reasons given for the decision it was decided that the owners of the site would be approached.

Action: Cllr Crane will speak to the owners of the Oates Brothers following the decision by WBC.

6. Review of Budget for financial year 2018/19 – (current budget, local development framework budget). Need to consider budget for future neighbourhood plan if required and challenging of Salisbury Road planning application.

Neighbourhood Plan – Cllr Simpson stated that Cllr Knight was keen to develop this for Hungerford. This was discussed by the committee. Some concerns were raised that the plan takes time and costs money and may not get approved. However, it could offer protection in the long term. Cllr Small thought other councils who have a Neighbourhood Plan should be approached, and Cllr Farrell added that these should be located in West Berkshire. The committee thought a plan should be investigated and it should be determined how weight it would carry in planning. It would also need to go the full council.

Challenging of planning application – It was felt that some funds should be set aside for a challenge. It was felt that additional legal advice or advice from senior planning consultants should be sought. Some discussion was held about Salisbury Road, which is still awaiting planning permission to be issued.

Action: Informal discuss to take place with contacts of Cllrs Small, Hudson and Knight. Feedback on neighbourhood plan (Cllrs Small and Knight) and Salisbury Road (Cllr Hudson) will be given at the next meeting.

Action: Office to keep the item to remain on the agenda until it is completed.

The committee agreed that the budget requested for next year should be £10 000.

Meeting closed 8.00 pm