

HUNGERFORD TOWN COUNCIL

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DRAFT MINUTES of the **Environment and Planning Committee** held on Monday 9th July 2018 at 7.00 pm in The Library, Hungerford.

Present: Cllrs Farrell, Chicken and Hudson.

1. **Apologies noted** – Cllr Finlay, Crane, Brookman, Winser & Simpson
2. **Declarations of interest** – All present declared their interest in item 4b as the owner is a co-opted member of Highways and Transport.
3. **Minutes of the meeting held on 11th June 2018** – Cllr Hudson proposed the minutes of 11th June 2018 as a true record, seconded by Cllr Chicken, rest in favour.
Action update on feed-back from Cala/WBC following questions from the public – still waiting for response.

4. **Planning Applications: -**

a) **18/01255/FULD and 18/01256/LBC2**

130 High Street

Oakbridge Homes

Change of use from A2 (financial and professional services) to C3 (dwelling house).

This application was discussed, and it was noted that there was a lack of comment on the web site by Highways, which was needed for the application. There was no information where the residents park.

*Cllr Chicken proposed to **Object** to the application as there was no parking proposal with the proposed residential development. This was seconded by Cllr Farrell, all in favour*

b) **18/01002/FUL**

Eddington Mill House, Upper Eddington

John Willmott

Resubmission of change of use application of residential annexe with eco-sewerage system details pursuant to LPA ref 16/03440/FUL.

*Cllr Hudson proposed **No Objection**, seconded by Cllr Farrell, all in favour*

c) **18/01154/LBC2**

Town Hall, High Street

Town and Manor of Hungerford

Installation of discrete drainage to stone balcony. Re-laying of veranda stone flooring to remove uneven surface.

*Cllr Hudson proposed to **support the application**, seconded by Cllr Chicken, all in favour.*

- d) **18/01536/FULD**
Kiln Cottage, Bath Road
Mr Graham
Demolition of existing dwelling and associated ancillary building, and erection of new replacement dwelling and triple garage/studio, along with new driveway and hard landscaping.

The committee spent time considering the plans.

*Cllr Chicken proposed to **Object** to the application as it was over development in particular the excessive size of the garage. In addition, there was concern that the garage could become an independent dwelling. This was seconded by Cllr Farrell, all in favour.*

- e) **18/01511/HOUSE**
131 Priory Road
Mr and Mrs Fradgley
Demolition of existing garage and replacement with single storey extension with internal alteration, addition of porch roof and erection of car port.

It was noted that there was no comment from Highways.

*Cllr Chicken proposed **No Objection**, seconded by Cllr Hudson, all in favour.*

- f) **18/01610/HOUSE**
47 Fairview Road.
Mr Fox
Two storey side and rear extension.

*Cllr Hudson proposed **No Objection**, seconded by Cllr Chicken, all in favour.*

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

6. **Understanding the term permitted development.**

The office had produced a summary sheet to help understanding. Permitted development refers to work that does not need planning permission. There are strict guidelines about the type of development and this can be divided into 8 classes (A-H), each with their own separate rules. Permitted development is allowed in conservation areas, but restrictions apply. In a conservation area it must be determined what permitted development rights are in place. Article 4 can be used to remove permitted development rights which can be found on council web sites.

Action: Office to investigate if WBC has an article 4 in place in our area.

Meeting closed 7.45 pm