

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** held on Monday 10th September 2018 at 7.00 pm in The Library, Hungerford.

Present: Cllrs Farrell, Hudson, Winser, Chicken and Simpson.

Also present was Cllr Downe who attended as a member of the public as he is not on this committee.

- 1. Apologies noted** – Cllrs Brookman & Crane
- 2. Declarations of interest** – 4a: all knew Cllr Downe.
4i: Cllr Simpson
- 3. Minutes of the meeting held on Monday 6th August 2018** – *Cllr Winser proposed the minutes of 6th August 2018 as a true record, seconded by Cllr Simpson. 2 abstentions, rest in favour.*

Minutes of the meeting held on 9th July 2018 – the minutes could not be approved as those attending the meeting held on 9th July were not present at the current meeting, hence there was no seconder for the minutes.

Action: Place on the agenda for the approval at the next meeting – *Out-standing*.

Action: Office to investigate if WBC has an article 4 in place in our area (*out-standing*).

Action: Office to ask WBC for a list of conditions *Out-standing*

Action: Office to continue to contact Cala to determine if the public presentation has been planned. *Out-standing*

Completed Actions:

- An agenda item for full council to discuss HTC position with the development at Salisbury was put on September's full council agenda.
- Images that were presented the E&P Committee in May have been uploaded to HTC web pages.
- Office has sent back feed-back on Herongate Club.

Actions associated with approved planning application **17/03339/FULD Hungerford Police Station, Park Street** (sent as emails over the summer period)

- Office emailed WBC and received an apology about the incorrect comments recorded on our response section in the document. This will be amended.
- It was confirmed by WBC that HTC would receive money through The Community Infrastructure Levy (CIL) for this project, but no figure was currently available.

4. Planning Applications: -

- a) 18/01925/FULD
Site of Former 145, Priory Road - John and Sylvia Downe**

Section S73a: Variation of condition 10 'approved plans' of previous application 17/01709/FULD: Replacement of existing dwelling (to supersede the previously approved replacement dwelling under application ref 16/02244/FUL for a replacement dwelling on the same site).

Plan 17/01709/FULD Condition 10. The development hereby approved shall be continued to be carried out in accordance with the following drawings: Location Plan Site Plan - 002 Street Context - 006 Landscaping Scheme - 17.DWN.501 Proposed Elevations - 005 Proposed Floor Plans - 003, 004 Landscape Implementation, Maintenance and Management Plan - Dated 8th June 2017 Reason: To ensure that the development is carried out in accordance with the submitted plans.

John Downe gave a short presentation to the committee. The application is in a strange state and the agents have not been able to understand the current status. Contact had been made with WBC planning prior to the application and he was told that the application could be made under Section 73 as it was an amendment to the landscaping. The property has no permitted development rights.

The committee discussed this at length asking if any public comments had been received (was told no comments are available due to the state of the application); was the building to be used as a swimming pool (depends on costings); how would the pool be powered (electric pump using solar or mains power). Cllr Hudson stated that an application had been made to consider a variation about placing a shed in the garden which was bigger and in a new location.

*Cllr Chicken proposed **No Objection** to the application and was seconded by Cllr Hudson. Two in favour and three objections (Cllrs Farrell, Simpson and Winsler).*

*Cllr Farrell proposed **Objection** to the application and that the Committee should wait for guidance from WBC before making a decision. This was seconded by Cllr Simpson. Three in favour and two objections (Cllrs Hudson and Chicken).*

b) 18/01991/LBC2
29 Church Street - Mrs Elizabeth and Dr James Barnett

To make a hole in the wall to enable the venting of a tumble drier, the vent will have a cover and be sited next to the existing rainwater and soil pipes.

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

c) 18/01906/LBC2
1 Faulknor Square, Charnham Street - Anthea Cox

Conversion of attached garage to room, replace garage door with window, form internal opening.

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

d) 18/01943/LBC2 and 18/01942/HOUSE
Parsonage Farm, The Croft - Louis Frenkel

Window replacement at front of property. *(The response for this application could not be extended, and planning permission will not include our comments.)*

This application has been withdrawn.

e) 18/02156/HOUSE
Chestnut House, Chestnut Walk, Coldharbour Road - Robert Bailey

Single storey rear extension and conversion of garage.

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

- f) **18/02113/HOUSE**
16 Homefield Way - **Mr and Mrs D Lavers**

Single storey rear extension.

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

- g) **18/01955/ADV**
Texaco, Charnham Street - **Co-operative Food**.

New signage.

This was discussed at length and the documentation reviewed.

Cllr Hudson proposed to **Object due to:**

- 1. The bright blue colour on the canopy and back lit signs is not in keeping with the general area, the listed buildings nearby and the conservation area.**
- 2. Some signs appear to obscure the exit sight lines.**

This was seconded by Cllr Simpson, with all in favour.

- h) **18/02207/HOUSE**
7 Salisbury Road – **Mr and Mrs G Prosser**

Single storey rear extension.

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

- i) **18/02116/HOUSE**
3 Tarrant's Hill - **Kelly Storrar**

Single storey rear extension to provide additional bedroom; garage conversion to provide additional accommodation.

*Cllr Farrell proposed **No Objection**, seconded by Cllr Winser, all in favour, with one abstention.*

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

Action: Office to seek clarification from WBC on parking and clarification on the decision-making process associated with parking

- 6. Consultation on Licensing and Gambling Policy** – opportunity to contribute to the review being carried out by West Berkshire council on statement of licensing policy and Gambling principles. No comments were made by the committee on these policies, though it was stated that the committee would prefer the High Street to only have betting shop in Hungerford.

- 7. Discussion on the change of use of a premise from A3/A5 from B1** – issues surrounding 1 Priory Place.

A member of the public had brought this to the attention of the HTC and this was investigated. Cllr Farrell had spoken to the owner, as signage in the shop indicated a pizza outlet would be opening and deliveries were to be made by bike. No planning application had been made.

WBC enforcement officer has visited the premise and this business concept is on hold.

8. Review of the new approach to planning meetings – to consider the effects of the paperless approach.

Each committee member was asked to comment:

Cllr Chicken – happy with the new approach

Cllr Simpson – missed the paper plans as difficult to compare as not side by side

Cllr Winsor – liked progress and using less paper, but missed the paper plans as it was difficult to compare easily

Cllr Farrell - missed the paper plans as difficult to compare as not side by side

Cllr Hudson – felt that the use of the computer was making the meetings last longer due to the time to upload the plans and altering between different views. He was concerned that the committee was unable to review correctly and that the committee was not acting as a proper statutory consultee.

Cllr Farrell asked if the plans could be ordered as paper copies. If the applications are simple alterations then paper copies would not be needed, but for more complex developments a hard copy of the plans would assist the committee. The committee were happy for this and the trial would run for three months and feed-back would be sought again.

Meeting closed 8.20 pm