

# HUNGERFORD TOWN COUNCIL

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Minutes of the **Environment and Planning Committee** held on 13<sup>th</sup> January 2014 at 7.00pm in the Corn Exchange complex, Hungerford.

**Present:** Cllrs M Wilson, Crane, Podger, RL Thompson, Harding, A Wilson, Farrell, Hudson, Holmes  
Also present: District Cllr James Podger, Tom Newey, Director, Cobbs Farm Shop, Geoff Adams, Adviser

1. **Apologies for absence.** None
2. **Declarations of interest.** Cllr Hudson – b) 27 Fairview Road
3. **Minutes of the meeting held on 9<sup>th</sup> December 2013** – Cllr Crane proposed approval of minutes, seconded by Cllr M Wilson, 4 abstentions, rest in favour.
4. **Planning Applications:-**
  - a) **13/02861/COMIND**  
Country Food and Dining Ltd  
Cobbs Farm Shop  
Alterations and extensions to provide soft play space and additional ancillary kitchen, food preparation and storage space  
Cllr A Wilson proposed **support**, seconded by Cllr Farrell, 1 abstention, rest in favour
  - (b)**13/03011/HOUSE**  
Andrea Marulli De Barletta  
27 Fairview Road  
Extension of existing front porch. Alterations to convert existing garage into drive through access for a turning 'T' and replacement garage in new location. Rear extension to the main dwelling over first and ground floor with a granny annexe extension of the lower ground floor. Addition of photoelectric panels to first floor roof area.  
Due to 4 letters of representation, it was decided that a site visit should be done before any comments are made. **Action:** Clerk to set up a site visit for Wednesday 22<sup>nd</sup> January at 10.00am.
  - (c) **13/03069/HOUSE**  
Mr Jonathan Taylor  
23 Chilton Way  
Rear single storey extension, conversion of garage to bedroom, new porch  
Cllr Hudson proposed **no objection**, seconded by Cllr Crane, all in favour
5. **Case Officer's Reports:-** were noted
6. **Update from LDF meeting – Richard Hudson. RH** summarised the situation.
  - The SHLAA includes 24 sites that WBC has evaluated and HTC have been invited to attend a consultation on 27<sup>th</sup> January 2014. After this consultation process, West Berkshire Council will publish a Draft Development Plan Document (DPD) in Spring next year which will outline the sites they would recommend for development.
  - HTC need to establish what the timescales during the consultation process.

- The LDF committee are working on identifying the suggested sites with the least impact for the town that is consistent with the Town Plan Refresh. To exceed 250 homes built between 2011-2026 would go against the wishes of the town as outline in the Town Plan Refresh 2013. So far 70/80 have already been built or approved which leaves about 170 to find.
  - The Housing Needs Survey results showed that 33 affordable houses were needed for the Town.
  - Cllr Crane pointed out that in the Infrastructure Delivery Schedule published on the WBC website as a document to support the draft CIL charging schedule, shows £6m is needed for a new primary school in Hungerford. This raises the question as to where the money will come from and will more houses be needed to get the necessary money from CIL which is paid for every sqm of development.
  - Cllr Hudson continued saying that as the primary school will be used by surrounding areas the CIL funding may also come from elsewhere.
  - Standing orders were suspended for District Cllr James Podger to speak. He informed HTC that £3m has been allocated by WBC to pay for a new building to accommodate the one class intake of primary school children at the John O Gaunt School site. This money has been allocated to Hungerford and will not need to be raised from development funds as Hungerford does not want large numbers of houses built. District Cllr Podger stated that he supported the Town Plan Refresh. Ian Pearson the education expert at WBC, with the support of JOG School, Headteacher, Sarah Brinkley and Hungerford Nursery School, Headteacher Suzanne Taylor together with the new Headteacher of Hungerford Primary School, Gerry Heaton, think that this is a positive solution to the increasing demand of primary school places in Hungerford and with more money coming into JOG School from those primary school children the senior school will benefit in the longer term.
  - Cllr Crane asked the question why wouldn't the existing primary school be closed to raise the £6m to build a new primary school? District Cllr Podger replied that he wasn't aware of the £6m figure and primary schools should not be too big, so one big primary school was not the answer.
  - Cllr M Wilson thanked District Cllr Podger for his helpful comments. Standing orders were reinstated.
  - RH reported that Ashburn Planning will update their document over the next few weeks and it is encouraging that District Councillor Podger supports the number of houses as 250.
  - The SHLAA is a long and difficult process and when it is clearer as to what plans WBC have for development a joint town meeting be arranged by the Town and Manor, Chamber of Commerce, Town Plan Team & HTC.
- Actions: Deputy Clerk to find out what criteria the SHLAA follows.  
 HTC to find out details of the SHLAA consultation process.

7. **Next steps with supporting Housing Study Review.** Not discussed but mentioned above.
8. **Representative for SHLAA consultation.** Mentioned above.

**Meeting closed at 8.00pm**