

# HUNGERFORD TOWN COUNCIL

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Minutes of the **Environment and Planning Committee** held on 24<sup>th</sup> March 2014 at 7.00pm in the Corn Exchange complex, Hungerford.

**Present:** Cllrs M Wilson, Farrell, Harding, Brookman, Leach, Holmes, A Wilson, Hudson  
Also Geoff Adams, Adviser and District Cllr Paul Hewer

1. **Apologies for absence.** Cllr Crane, Podger, Thompson
2. **Declarations of interest.** None
3. **Minutes of the meeting held on 10<sup>th</sup> March 2014** – Cllr Farrell proposed approval of minutes, seconded by Cllr Brookman, all in favour.
4. **Propose Cllrs Sarah Leach, Rob Brookman & Paul Whiting as members of the E&P committee** – Cllr A Wilson proposed all three new councillors join the E&P committee, seconded by Cllr Wilson, all in favour.
5. **Planning Applications:-**
  - (a) **14/00357/HOUSE**  
Felicity Chapple  
2 Lancaster House Mews  
Remove roof light window from front elevation roof and replace with dormer window to match existing adjacent dormer window. Change front door to stable door and change windows to storm-proof timber casement windows on front elevation.  
Cllr Harding proposed **support**, seconded by Cllr Brookman, all in favour.
  - (b) **14/00480/HOUSE**  
Mr & Mrs Mcfarlane-Smith  
129 Priory Road  
Proposed side extension above existing garage, two storey rear extension, orangery and loft conversion.  
Cllr M Wilson proposed support, Cllr Hudson proposed no objections, 4 in favour, 4 against. Cllr M Wilson as chair had casting vote. Proposal for **support** was carried.
  - (c) **13/02436/FULD**  
St Johns Ambulance  
St Johns Hall, Station Road  
Demolition of existing Hall and erection of 6 flats (4 x one bed and 2 x two bed) plus parking, access and landscaping.  
The application in 2011 was objected to by HTC but passed by WBC. Cllr Hudson read out the reasons why HTC objected. He also read out the section relating directly to the development of this building

from the Station Development Brief, which has since been produced by a professional planning consultation on behalf of HTC . He advised that instead of referring to the Town Plan in our comments to WBC we should refer to this document. He would support a high quality development. A discussion took place which included differing views on the design. Some felt that the design was acceptable and HTC should consider designs that suit those that will want to buy it, such as commuters and be affordable for first time buyers. Others thought it was hideous and not right for an AONB and that material more sympathetic to Hungerford should be used, such as brick and slate as specified in the Development Brief. Concerns were mentioned about the proposed flat roof and the need to get the basic shape of the building right. Would dictating the material and design cause the price to become unaffordable or can affordable be attractive? HTC wish to create a good gateway in to Hungerford.

Cllr Hudson proposed HTC **object** on the same reasons as last time adding to the comments that it needs to be in line with the development brief, seconded by Cllr Brookman, 4 in favour, 2 abstentions, 2 against, vote carried.

*Comments:*

*In principle Hungerford Town Council support development on this site however our concerns with these plans are:-*

- a) Design not suitable for the gateway of the town*
- b) The design should be considered in the context of the whole site including the Oakes Bros plot and needs to be developed in line with the Hungerford Town Plan and in particular the Hungerford Station Development Brief which states:*

***St John Ambulance-*** *If possible revisit approved scheme and work with Oakes Bros to create something comprehensive. Building could cross boundary ownership. Look for more complementary design that says more about Hungerford. No cedar/ timber cladding - avoid projecting fins and alien roof form. Replace render with facing brick. Avoid flat roof. Have more animated ground floor. Glazing units should be better quality and more traditionally spaced or more dramatic use of glazing. Frontage to face station as approved. Forecourt planting and space to contribute to transport Interchange as for Oakes Bros site.*

**6. Case Officer's Reports were noted.**

**Meeting closed 7.35pm**