

HUNGERFORD TOWN COUNCIL

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MINUTES of the **Environment and Planning Committee** meeting held on Monday 13th September 2021 at 7.00pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Simpson, Winsor, Chicken, Yakar-Wells and Mills.
Also: Cllr Downe (joined at 7.30pm and left at 8.35pm), West Berkshire District Councillor Dennis Benneyworth (left meeting at 8.50pm).
In attendance: Sarah Hennessey (Deputy Town Clerk).

EP2021053 Apologies for absence – Cllrs Hudson and Knight, District Councillors Cole and Rowles.

EP2021054 Declarations of interest – None.

EP2021055 Approval of Minutes of the Meeting held on 2nd August 2021 and update on actions.

Proposed: Cllr Simpson

Seconded: Cllr Winsor

Resolution: To approve the minutes of 2nd August 2021 as a true record. One abstention.
All actions have been carried out.

EP2021056 Planning Applications:

a) 21/01892/HOUSE

33 Priory Avenue, Hungerford – Mr John Farr and Mrs Farr
Proposed first floor rear extension and lowered kerb.

Proposed: Cllr Chicken. **Seconded:** Cllr Yakar-Wells

Resolution: No objection.

b) 21/01839/HOUSE

4 Homefield Way, Hungerford – Ms Sarah Collins
Proposed single storey extension.

Proposed: Cllr Winsor. **Seconded:** Cllr Simpson

Resolution: No objection.

c) 21/01916/HOUSE

7 Oxford Street, Eddington, Hungerford – Mr Alex Cavill
Demolition of existing garden shed and hutch & replacement with garden room & store.

Proposed: Cllr Mills. **Seconded:** Cllr Chicken

Resolution: No objection.

d) 21/01917/HOUSE

Stable Cottage, New Hayward Farm, Newtown, Hungerford – Mrs Patricia Cameron-Hayes
Refurbishment of existing domestic accommodation in barn adjacent to the main house to provide additional living space and two dormer windows together with new vehicular entrance and associated landscape works.

Proposed: Cllr Chicken. **Seconded:** Cllr Yakar-Wells

Resolution: No objection.

e) **21/01926/FULD**

Land Adjacent to 14 Upper Eddington, Eddington, Hungerford – Mr Jackie Holmes
Demolition of an existing lean-to store and erection of a new detached 2-storey dwelling with associated landscaping, including new vehicular access and driveway.

Proposed: Cllr Chicken. **Seconded:** Cllr Fyfe

Resolution: No objection. Two abstentions.

f) **21/02025/HOUSE**

15 Smitham Bridge Road, Hungerford – Mr Michael Cooper and Mrs Cooper

Proposed side extension and new front porch.

Proposed: Cllr Winsor. **Seconded:** Cllr Simpson

Resolution: No objection.

g) **21/02056/HOUSE**

1A Parsonage Lane, Hungerford – Mr S Sanchez

Proposed side extension and internal alterations. New roof over existing garden room. Widen front access and create additional off-road parking to front of property.

Proposed: Cllr Mills. **Seconded:** Cllr Simpson

Resolution: Object. HTC request that further consideration is given to the drainage and conservation aspects with respect to the proposed alterations at the front of the property. One abstention.

h) **21/02076/HOUSE**

Mill Cottage, Upper Eddington, Hungerford – Mr Anthony Tory

Proposed ground floor extension with balcony over, proposed balcony over existing flat roof, replace asbestos roofed car port with glazed pergola.

Proposed: Cllr Fyfe. **Seconded:** Cllr Chicken

Resolution: No objection. One abstention.

i) **21/01935/FUL**

Lock House, The Marsh, Bath Road, Hungerford – JOMP Ltd

Laying of an access track to 'The Lock House'.

Proposed: Cllr Winsor. **Seconded:** Cllr Chicken

Resolution: No objection.

j) **21/01976/FUL**

Garage Block off Chantry Mead, Hungerford – Mr G Fisher

The conversion of a concrete hard standing to a lock-up garage.

Proposed: Cllr Chicken. **Seconded:** Cllr Mills

Resolution: No objection. Two abstentions, one against. Casting vote with Chair: proposal carried.

ACTION: District Councillor Benneyworth to investigate further with the Case Officer regarding ownership of this land.

k) **21/01868/FULD**

Hungerford Old Peoples Home, Chestnut Walk, Hungerford – Homes for West Berkshire LLP
Demolition of former care home and 4 garages and erection of 8 new dwellings.

The committee expressed concern that WBC's aims as outlined in its Climate Emergency Declaration and Zero Carbon strategy don't appear to be adhered to in the planning application details for this development. Councillors are very keen for this site to be redeveloped but would prefer this development to be a showpiece for environmentally friendly living.

ACTION: A letter will be drafted and sent to WBC highlighting these concerns.

Proposed: Cllr Simpson. **Seconded:** Cllr Yakar-Wells

Resolution: Object for the following reasons:

- Proposed affordable mix is 50/50 split between social rent and shared ownership housing which does not comply with WBC's planning policy standard tenure split of 70% social rent

and 30% shared ownership.

- Lack of provision of parking as detailed in the consultation response from WBC Highways.
- Lack of detail on environmental energy standards.

ACTION: Office to send request to District Councillors for this to be called in.

l) 21/02165/HOUSE

4 Prospect Road, Hungerford – Miss Phoebe Dawson

Proposed rear extension and associated alterations. New replacement garage at rear.

Proposed: Cllr Chicken. **Seconded:** Cllr Mills

Resolution: No objection subject to: For Health and Safety reasons, no construction deliveries between the hours of 8-9am and 3-4pm due to the school run, and to maintain the cleanliness of the road throughout the build.

m) 21/02199/HOUSE

5 Sanden Close, Hungerford – Mr and Mrs N H Blake

Extension and alterations to provide accessible front entrance, wet room and bedroom.

Proposed: Cllr Yakar-Wells. **Seconded:** Cllr Chicken

Resolution: No objection.

n) 21/01985/FUL

20 The Croft, Hungerford – Hungerford Town Council

Proposed alterations to the internal layout of the building to provide accessible toilet and shower facility and improved additional facilities. Proposed enhancements to the external appearance of the building including closing in of the existing open covered area at the northern end of the building.

Proposed: Cllr Simpson. **Seconded:** Cllr Winser

Resolution: Support.

o) 21/01928/HOUSE and 21/01929/LBC2

2 Faulknor Square, Charnham Street, Hungerford – Mr and Mrs John Williams

Remove internal wall, add oak truss, remove window.

Proposed: Cllr Simpson. **Seconded:** Cllr Chicken

Resolution: No objection.

EP2021057 Case Officers Reports – These were read out and noted.

With reference to **Item h) 20/02993/FUL** Eddington Mill House, Upper Eddington, Hungerford – Detached Oak Framed Agricultural Storage Barn. This application has been granted following a call in to the Western Area Planning Committee despite a footpath being obstructed without an application for redirection. There are grounds for the footpath to be restored or legally diverted. District Cllr Benneyworth has emailed the PROW officer.

ACTION: DC Benneyworth to report back to a future meeting.

PART 2

Confidential

The public and press may be excluded from the meeting on the grounds that publicity might be prejudicial to the public interest as per the Public Bodies (Admissions to Meetings) Act 1960.

EP2021058 Update on response to Stage Two Complaint.

The committee felt the response from WBC had not adequately addressed our concerns and will consider contacting the Local Government and Social Care Ombudsman.

ACTION: Office to draft and send a letter to WBC advising them of this.

Meeting closed at 9.00 pm.