

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Environment and Planning Committee** meeting held on Monday 8<sup>th</sup> November 2021 at 7.00pm in the Library, Church Street, Hungerford.

**Present:** Cllrs Fyfe, Simpson, Chicken, Yakar-Wells, Hudson, Lewis and Mills.  
Also, Cllr John Downe (left meeting at 7.55pm), West Berkshire District Councillors Benneyworth and Cole (left meeting at 8.15pm), representative from Newbury Weekly News (left meeting at 8.15pm) and two members of the public, Brian Withers and David Withers, (left meeting at 7.45pm).  
In attendance: Sarah Hennessey (Deputy Town Clerk).

**EP2021064**     **Apologies for absence** – Cllr Winsor, District Councillor Rowles.

**EP2021065**     **Declarations of interest** – None.

**EP2021066**     **Approval of Minutes of the Meeting held on 11<sup>th</sup> October 2021 and update on actions.**

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

**Resolution:** To approve the minutes of 11<sup>th</sup> October 2021 as a true record. One abstention.

Update on actions from E&P meeting of 13<sup>th</sup> September 2021:

- Garage Block off Chantry Mead, Hungerford. DC Benneyworth advised that the Case Officer has confirmed that the correct procedures were carried out to ascertain ownership of this land and the application has now been approved.
- Detached storage barn at Eddington Mill House, Upper Eddington, Hungerford. This application was granted despite a footpath being obstructed without an application for redirection. There are grounds for the footpath to be restored or legally diverted. DC Benneyworth emailed the PROW Officer at WBC for comments. The response included a map showing 3 possible lines for the footpath and stated that establishing which is the correct line is not straightforward.

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

**Resolution:** A letter to be sent on behalf of committee requesting clarification of what the PROW Officer's interpretation of the definitive line is and whether this line can be reinstated. One objection.

**ACTION:** Office to draft and send letter.

**EP2021067**     **Consider Settlement Boundary Request received from local resident.**

David Withers sent a letter requesting that HTC review the local settlement boundary to include the settlement at Strongrove Hill. There is a current planning application to build 2 new properties there. Brian Withers advised the meeting that since sending this request, the 2 new properties have been included in a current application within HELAA and the WBC Planning Policy team has given this a temporary designation of HUN19 within the neighbourhood plan for Hungerford. He asked if this site could be considered as part of the neighbourhood plan. The committee advised that, although they are sympathetic to these requests, they feel unable to take the requests further. This is because HTC previously responded in April 2021 to the WBC consultation and accepted the proposed new settlement boundaries for Hungerford and Eddington. Also, the neighbourhood plan is already well advanced with the other HUN sites having already been through the HELAA process and there is not a need for the HUN19 site to be included.

The committee feel the determination now lies with WBC.

**EP2021068 Chestnut Walk, Hungerford 21/01868/FULD** – Consider response to new Energy and Sustainability Statement on WBC planning portal.  
HTC has objected to this planning application due to concerns over the lack of environmental energy standards. HTC is keen for this to be a showcase development and two meetings have been held with the Joint Venture (Sovereign and West Berks Council) who are responsible for the development of the site. The Joint Venture is committed to building the homes to the Government's Future Homes Standard. However, there is a financial issue as WBC has to obtain good value for taxpayers' money and some environmental considerations and aspirations may not happen because of this.  
DC Cole is taking this matter further with WBC and will report back to a future meeting.

**EP2021069 Planning Applications:**

**a) 21/02470/HOUSE**

11 Combe View, Hungerford – Mrs S Olney  
Proposed single storey rear extension.

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

**Resolution:** No objection.

**b) 21/02551/REG3**

Hungerford Leisure Centre, Priory Road, Hungerford – West Berkshire Council  
New dance studio – as single storey extension to existing leisure centre.

**Proposed:** Cllr Fyfe **Seconded:** Cllr Lewis

**Resolution:** Support.

**c) 21/02665/HOUSE**

7 Upper Eddington, Hungerford – Adrian Coles

The existing Rear Extension of the property sits 2030mm above the Garden floor level, therefore we would like to erect a raised patio area to meet the Proposed new Bifold doors. This will need a balustrade and steps going down to the Ground level. The raised patio dimensions are 6977mm wide by 2610mm deep and 2030mm high with a 900mm tall balustrade. There will be no change to the Interior property or footprint of the existing dwelling. Drop down curb proposed also.

**Proposed:** Cllr Lewis **Seconded:** Cllr Chicken

**Resolution:** No objection. One abstention.

**d) 21/02656/FULD**

118 High Street, Hungerford – Mr Neil Mitchenall

Change of use of the upper floors from class E(c)i office use to class C3 residential use with minor alterations to the front elevation by replacing sash windows to new double glazed timber windows to mimic existing. At the rear, the formation of an amenity terrace and associated access together with the introduction of two velux rooflights and the reconfiguration of parking areas.

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

**Resolution:** No objection.

**e) 21/02634/FULD**

32 High Street, Hungerford – Mr and Mrs Robert Dodson

Demolish part office and part residential, change of use to all residential including new rear 2 storey extension.

**Proposed:** Cllr Simpson **Seconded:** Cllr Hudson

**Resolution:** No objection.

**EP2021070 Case Officers Reports** – These were read out and noted.

**EP2021071 Budget Setting** – Consider committee budget for financial year 2022-2023. It was noted that there is no budget line for this committee.

**Meeting closed at 8.20 pm.**