

HUNGERFORD TOWN COUNCIL

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Draft MINUTES of the **Environment and Planning Committee** meeting held on Monday 10th June 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Keates, Winser, Hudson, Simpson, Carlson, Cole, Armstrong, Coulthurst & Montgomery. District Cllrs Benneyworth & Gaines.

Also in attendance: Wendy Crookall, Deputy Town Clerk (DTC)

Members of the public were in attendance with Mr J Pearson attending on behalf of Archel Homes and a representative of Town & Manor (T&M) regarding The Kennet Valley Wetland Reserve at Undy's Meadow.

The meeting opened at 7pm with Cllr Fyfe welcoming Cllrs, District Cllrs and members of the public.

EP2024028 Apologies for absence – Cllrs Simpson, Hudson

EP2024029 Declarations of interest – Cllr Fyfe – 24/00764/OUTMAJ

EP2024030 Approval of Minutes of the Meeting held on Monday 13th May 2024 and update on actions.

Proposed: Cllr Keates

Seconded: Cllr Coulthurst

Resolution: Minutes of meeting held on Monday 13th May 2024 were approved as a true record with 1 abstention. No actions were recorded.

EP2024026 Planning applications:

- a) **Applicant:** Archel Homes 24/00823/FULMAJ, Hungerford Railway Station Car Park, Station Road, Hungerford
Extension agreed: 12/06/24
Proposal: Erection of 44 residential dwellings, alongside associated access works (including formation of new access from Station Road), parking, landscaping, open space, drainage and other associated works
Link: [Planning Documents \(westberks.gov.uk\)](https://westberks.gov.uk)

Cllr Fyfe gave a presentation with an overview of the current planning application based on the information provided in the link [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk) with a representative from Archel Homes present confirming the composition of accommodation:

Accommodation available under Market Housing:

14 x 1 bed apartments

17 x 2 bed apartments

Social housing:

2 x 1 bed apartments

11 x 2 bed apartments

Allocated parking spaces:

44 cars (1 car space – maintenance/Management Agent)

80 cycles

(4 apartments will not have parking spaces)

Cllrs questioned pedestrian visibility and JP confirmed that they were waiting feedback from WBC.

Cllrs asked about the air-cooling system and JP confirmed that windows would have a ‘Trickle Vent System’ and there would also be a mechanical ventilation / cooling system at no extra cost to residents.

Acoustic levels were assessed as ‘low to medium risk’ on to the northern façade facing the railway line during the daytime and night-time when the noise levels would reduce further: there was ‘negligible to low risk’ for the remaining façades at the site. Type 2 glazing will be used along the front and front sides of the building (a form of triple glazing) which will also help to reduce noise levels.

It was reported that the site was safe from flooding and there was no negative impact under ‘Heritage Assets’ to The Railway Tavern Pub and garden and the Old Police Station.

The Ecology report confirmed that bats were present, and Biodiversity Net Gain (BNG) target was met with plant and tree landscaping.

Landscaping to be covered by a 5-year plan and Cllrs raised concerns about the potential cost of maintenance charges. JP confirmed that these costs would be kept as low as possible but could not be confirmed now. Leasehold Planning Reform is pending and will seek to ensure Management Companies are held accountable providing increased protection for leaseholders.

JP confirmed more in-depth detail would be provided once they know whether Planning has been approved or not and confirmed that Archel appreciated that the site will form part of the ‘gateway’ to Hungerford and understood Cllrs desire that the site and landscaping are of a high standard.

A community consultation was carried out with only 19 responses out of 456 communications received.

Cllrs said the current design was more favourable than previously submitted application, but it was considered that parking was still inadequate. JP confirmed that EV charging points were available and felt that the number of spaces reflected the target audience but agreed that consideration could be given to ‘Community Car Enterprise Schemes’ as suggested by Cllr Gaines, as they are available in Newbury. In addition, it was noted that there are two public car parks within 10 metres of the station.

Proposed: Cllr Montgomery

Seconded: Cllr Coulthurst

Resolution: HTC voted No objection with 1 Abstention

- b) **Applicant: Town & Manor 24/00764/OUTMAJ**, Meadow Land at and South Of River Kennet and North Of Charnham Park Hungerford
Extension agreed: 12/06/24
Proposal: Hybrid planning application comprising:

- 1) Outline planning application for an Education and Information Centre (all matters reserved).
 - 2) Full planning application for a change of use of land and associated works to facilitate the creation of a wetland environment; new access; and landscaping.
- Link: [Planning Documents \(westberks.gov.uk\)](http://planning.westberks.gov.uk)

Cllr Fyfe declared an interest in this project but gave a brief impartial presentation on the Kennet Valley Wetland Reserve at Undy's Meadow. The presentation included an overview of the site plan, scope of planning application and the education centre building including floor plans and materials to be used.

Cllr Fyfe invited the Town & Manor to speak and T& M gave an overview of the Project planning application for an Education and Information Centre and confirmed <http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00764/OUTMAJ> they had applied for the following parking:

- 13 car parking spaces
- 3 disabled parking bays
- 2 EV charging points

Cllrs were shown a habitat maps highlighting areas proposing to enhance the area with boardwalks and footpaths (raised where required due to flood risk), all of which were subject to consultation and agreement from Environmental Health and CMS Requirements.

Cllrs were impressed by the proposed project but requested reassurance that no damage would be caused by building a car park on the proposed site.

T& M stated that it was not currently a 'Wetland Reserve', and the proposal was to take the dry land and return it to what nature intended. T& M outlined the need for a new access route near the centre of town to encourage people using the site to walk into town where there is an array of cafes, restaurants and shops as there is no intention to build a café or gift shop onsite. The purpose will be educational, and the centre will not be available for hire.

Currently, the proposed location of the car park is full of brambles and rough grass so nothing of significance is being lost. In addition, trees are being protected from development and the projects Bio Diversity Net Gain is 18%.

Cllrs questioned whether the amount of car parking being provided would be adequate for the projected 20,000 annual visitors. T& M confirmed that car parking spaces had been debated and given that the majority of visitors would be over a weekend, it was considered adequate given the proximity to Charnham Park industrial park and the ability for the public to park there; there are also 2 designated coach parking spaces available.

Public toilets and the viewing area would be open and accessible to all when the site was open, even if being used for educational purposes.

Cllrs raised the question of whether the Education Centre had started contacting schools and T& M confirmed that Outreach work was being undertaken with local schools and community groups and there was a lot of interest shown in this project. The Centre is seeking charitable status, and the Education Provider would like to become a tenant and be based there permanently offering a classroom and outdoor educational walks around the Wetland. There will be controlled access to stretches of the Wetland and opportunities for volunteers and rangers to join.

Cllrs thanked T& M for his comprehensive presentation and expressed strong support of the project and the positive impact it will have on Hungerford.

Proposed: Cllr Cole

Seconded: Cllr Winser

Resolution: HTC strongly supported this planning application with 1 Abstention.

c) **Ref: 24/00981/FUL, Mr Shaun Boret, Land South Of Kennet & Avon Canal and North Of Tesco, Everland Road, Hungerford.**

Proposal: S73 - Vary condition 2 (approved plans) of approved application 22/03034/FUL: Three new dwellings and associated works (Re-submission of 21/01722/FULD)

Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)

Cllr Fyfe provided an overview of the changes to the planning application from the original application in 2023.

- Plot 1 no longer has a garage, but they propose to increase the size to the back of the house and make the utility room smaller.
- Plot 2 will now have an attached garage rather than a detached one as per previous plans. The plot will be slightly larger at the rear with a slate roof
- Plot 3 will be slightly larger at the rear with a slate roof

Cllrs noted that HTC previously objected to the original planning application, however, WBC had approved it. It was also noted that no solar panels are featured on the current application.

Proposed: Cllr Montgomery

Seconded: Cllr Carlson

Resolution: HTC voted 'No Objection' to this planning application.

d) **Applicant: 24/00985/HOUSE, Mr Noon, 10 Aldbourne Close, Hungerford, RG17 0SQ**

Proposal: Ground floor infill extension to garage overhang including internal garage conversion.

Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)

Cllr Fyfe gave brief overview of the history of this application for a ground floor infill extension to garage overhang including internal garage conversion, confirming that a Certificate of Lawfulness had been refused and a full planning application submitted. Condition 17, mentioned as a reason for refusing the Certificate of Lawfulness had been requested from WBC and this is still pending.

It was noted that a number of properties on this housing development had already converted their garages to include a utility room causing a reduction in the availability of parking spaces, with parking reported on the pavements/road. Cllrs discussed that there was no stipulation in the deeds that garages have to be retained after 2 years and it was clear that 2 cars can fit on the drive without a garage.

Proposed: Cllr Armstrong

Seconded: Cllr Cole

Resolution: No objection

e) **Applicant: 24/01044/OOD Out of District Consultation Wiltshire County Council:**

Notice of consultation on draft Local Development Order -

Proposal: Upgrading Septic Tanks and Small Sewage Treatment Plants.

Extension requested

Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)

Cllr Fyfe gave a brief overview using information provided by WBC on the request to Upgrading Septic Tanks and Small Sewage Treatment Plants. There are no recorded representations from the public regarding this application.

Proposed: Cllr Carlson

Seconded: Cllr Coulthurst

Resolution: HTC has 'No Objection' to this application

EP2024032 Case Officers Reports

- a) **Ref:** 23/02633/FUL, 1 and 2 Swangate
Applicant: Mr P Roscoe
Proposal: Erection of link extension between Units 1 and 2 Swangate and alterations to front facade.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved this application
HTC: Supported this application
- b) **Ref:** 24/00644/HOUSE 9A Church Street Hungerford RG17 0JG
Applicant:
Proposal: Proposed Garage Conversion & Internal Alterations
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved
HTC: Hungerford Town Council has No Objection to this application. Please note that Councillors have requested that an Electric Car Charging Point to be included
- c) **Ref:** 23/02584/COND, Dick Lovett, Hungerford Garage, Charnham Street, Hungerford
Proposal: Application for Approval of Details Reserved by Conditions 3 (Demolition and Construction Management Plan), 4 (Sustainable Drainage), 5 (archaeology work), 6 (building recording), 7 (workplace travel plan), and 9 (soft landscaping) of planning permission **22/02287/FUL** - Demolition of outbuildings and pub rear extension and extension and redevelopment of existing MINI dealership incorporating adjacent property.
Link: [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents)
WBC: Approved both 23/02584/COND & **22/02287/FUL** applications
HTC: HTC no comment listed on **23/02584/COND** but HTC strongly support the application **22/02287/FUL** [Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk/planning-documents).

The meeting closed at 20.36