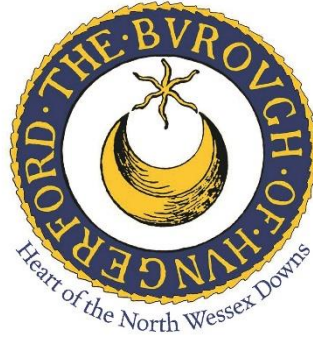


HUNGERFORD TOWN COUNCIL

The Mayor
Cllr Helen Simpson
57 Fairview Road
Hungerford
Berkshire
RG17 0BP
Tel: 07920 110380
Cllr.helen.simpson@hungerford-tc.gov.uk



The Town Clerk
Mrs Claire Barnes
The Library
Church Street
Hungerford
Berkshire RG17 0JG
Tel: 01488 686195
townclerk@hungerford-tc.gov.uk
www.hungerford-tc.gov.uk

MINUTES of the **Environment and Planning Committee** meeting held on Monday 11th March 2024 at 7.00 pm in the Library, Church Street, Hungerford.

Present: Cllrs Fyfe, Keates, Simpson, Cole, Carlson, Cusack and Coulthurst.

Also present: Mr Jamie Pearson, owner of Archel and representatives from his team at Archel Homes and Savills Consulting, who gave a presentation on proposed application for the development of Station Road, Gordon Montgomery, press

In attendance: Wendy Crookall, Deputy Town Clerk (DTC)

Cllr Fyfe opened the meeting confirming that formal proceedings will commence after the presentation by Archel Homes. Cllr Fyfe welcomed Mr Jamie Pearson (JP), owner of Archel homes and the other representatives who were there to give a presentation on their proposed development of the Station Road site. (Please see attached report for the full presentation).

JP thanked the Chair and the committee for allowing them to present and explained that this was a precursor to their official Planning Application. JP confirmed that they were committed to keeping the Railway Tavern pub, ensuring it was viable given the proposed changes but changes would be made to reduce licencing hours . JP highlighted their commitment to improving on a previous company's Planning Application that had been refused by ensuring the provision of policy compliant 30% affordable housing, increasing car parking provided to 1 space per unit, the removal of buildings adjacent to The Old Police House and the use of renewable energy technologies including PV Panels and Air Source Heat Pumps. They are in negotiations with Network Rail regarding parking/access points and feel their requests will be beneficial to all concerned, confirming that they will submit their plans at the end of the consultation period.

Cllr Fyfe thanked them for the presentation and opened the floor to questions.

Cllr Coulthurst asked for confirmation of the size of the properties; JP confirmed it was 50/50 mix of 1 and 2 bedroom apartments. Cllr Cole asked about the ration of the parking spaces and number of possible tenants. JP confirmed 44 parking spaces (some with EV charging points or cables for future installation) would be available but confirmed there would be no provision for additional guest parking, highlighting they are 20 metres away from 2 public car parks. Cllr Fyfe questioned the situation regarding refuse and recycling and JP confirmed that Eurobins will be used and managed with 2 separate bin storage areas. Cllr Simpson asked about social housing tenants and what management company would be used, requesting reassurance that tenants will be treated fairly. JP confirmed that the flats were leasehold and they would plan to ensure that grounds rents would be affordable but there are no fixed rates as yet. With reference to terms and conditions of the lease and ground rents, they will ensure that they are fully compliant with government legislation. Further confirmation was given that the standard of build and interior fixtures would be the same for both renters and social housing tenants. Timeline for completion of the project, if planning is permitted, is estimated as 15 – 18 months.

Cllr Fyfe thanked the team and they left the meeting. The meeting then continued with agenda items.

- EP2024012 Apologies for absence** – Cllrs Winser, Hudson, Armstong and District Cllrs Benneyworth & Gaines.
- EP2024013 Declarations of interest: Cllr Cusack regarding Planning Application 24/00400/HOUSE (9 Honeyfields, Hungerford)**
- EP2024014 Approval of Minutes of the Meeting held on Monday 12th February 2024 and update on actions.**

Proposed: Cllr Cusack

Seconded: Cllr Carlson

Resolution: Minutes of 12th February 2024 approved as a true record with 1 abstention and 1 action recorded by Cllr Simpson who asked Cllr Fyfe to put Hungerford Park onto the next E&P agenda.

Update: This action was deferred due to forthcoming consultations with WBC and interested parties on the Licencing Application by Hungerford Park.

EP2024015 Planning applications:

a) 24/00400/HOUSE

Mr & Mrs Clegg, 9 Honeyfields, Hungerford, RG17 0JN

Proposal: Second storey extension over existing side extension. Single Storey rear extension.

[Planning Documents \(westberks.gov.uk\)](#)

Cllrs discussed proposed plans and identified that there were no side windows on the extension so the property was neither overlooked or overlooked another property.

Proposed: Cllr Keates

Seconded: Cllr Carlson

Resolution: No objection

EP2024016. Case Officers Reports were summarised and decisions from WBC & HTC were confirmed:

a) 23/02863/HOUSE

69 Priory Road, Hungerford, RG17 0AW

PROPOSAL: Single Storey Extension, Link to Garage with Partial Conversion to Home/Office/Utility/Family Space and Garage Extension. Solar Array

WBC Approved application

HTC proposed No Objection

[Planning Documents \(westberks.gov.uk\)](#)

b) 23/02755/HOUSE

25 Chilton Way, Hungerford, RG17 0JR

PROPOSAL: Single storey rear extension, part garage conversion, loft conversion.

WBC Approved proposal

HTC proposed No Objection

[Planning Documents \(westberks.gov.uk\)](#)

c) 23/02837/FUL

125 High Street, Hungerford, RG17 0DL

PROPOSAL: Retention (with materials modification) and extension of first floor rear for use as commercial storage

WBC Approved application

HTC proposed No Objection

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

- d) **23/02917/FUL**
Highway West Of Cygnet Way, Charnham Park, Hungerford
PROPOSAL: Change of use of highway to hot food vending van.
WBC Refused application
HTC proposed Objection
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)
- e) **23/02196/HOUSE**
Mr & Mrs Badgett, 14 North View, Hungerford, RG17 0DA
Proposal: Retrospective approval of porch to side of property and proposed new single storey side extension.
WBC Granted Retrospective Planning Permission
[Planning Documents \(westberks.gov.uk\)](https://www.westberks.gov.uk)

Meeting closed at 7.38pm

Presentation by Jamie Pearson, Owner of Archel Homes





The Site

- Former temporary car park
- Long term vacant and underutilised brownfield site
- Gateway to Hungerford
- Walking distance to services, facilities and public transport
- Highly sustainable location



- Previously refused scheme for retirement living: October 2023
- Submission target: mid-March 2024
- Decision target: end-June 2024

Stakeholder Engagement

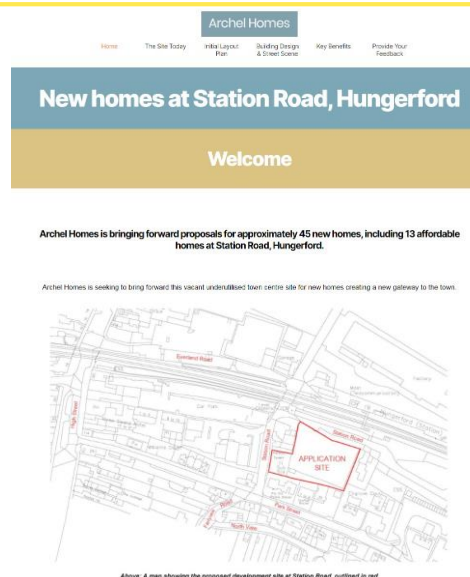
- Initial briefing meetings Cllr Fyfe and Mayor Simpson on 31st January
- Briefing meetings with ward members Cllr Vickers, Cllr Gaines and Cllr Benneyworth on 15th January

Community Consultation

- Consultation website went live on 8th February 2024 until 1st March 2024
- Information about the emerging proposals presented
- Letters sent out to 456 residents within proximity to Station Road
- 19 feedback forms had been received by 1st March 2024 from residents

Key issues raised

- Parking
- Access location
- Height



4

Previous Scheme Comparison

- Provision of policy compliant 30% affordable housing
- Approximately 2m lower in height and building moved to the front of the site
- Parking provided at ratio of 1 space per unit
- Provision of private and communal amenity spaces for residents and extensive landscaping
- Removal of buildings adjacent to The Old Police House
- Use of renewable energy technologies including PV Panels and Air Source Heat Pumps
- Independent assessment of the Railway Tavern confirms the development of the garden will not harm the long - term viability of the pub. The pub still retains sufficient outdoor space to operate successfully.
- Application to be supported by detailed Noise and Vibration Assessment, Heritage Statement and Contamination Report

5

The Proposal



6

The Proposal



7



Key Benefits

- 44 new homes including 13 affordable homes
- Reuse of underutilised previously developed land
- New gateway to Hungerford town centre
- Safeguarding vitality and viability of The Railway Tavern
- Close proximity to the railway station and the town centre's facilities and services
- Sensitive response to historic environment
- Enhancements to the public realm
- Biodiversity Net Gain of approximately 16%
- Reduction in CO₂ emissions
- Estimated CIL payment of approximately £450,000

