

**WESTERN AREA PLANNING COMMITTEE
ON 20 SEPTEMBER 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/01833/FULEXT **Page No.** 17 - 27

Site: Hungerford Railway Station Car Park, Station Road , Hungerford

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Cllr Keith Knight & Cllr Farrell – Hungerford Town Council

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: David Kerr - Oakes Brothers Ltd- Applicant
James Cleary – Pro Vision

Ward Member(s): Cllr. Paul Hewer
Cllr. James Podger

Update Information:

Whilst not specifically noted in the officer report, Members should be aware of the publication in September 2012 by Hungerford Town Council of a regeneration brief for the Station Yard area. This has not been formally adopted as a Supplementary Planning Document by the District Council, however, in the document [inter alia] the presence of the Oakes Bros site is identified as being important to redevelop as it had become an eyesore. The Brief effectively pre dated the presence of the current large car park on the site, and housing was promoted on the site. The Brief also identified the continuing access difficulties to the site not helped by complex land ownership in the area.

SuDS - This issue is not yet resolved to the satisfaction of the Council drainage engineer. The applicant has proposed a soakaway area to the north west of the proposed building but in the red line application site, but the Council's SuDs engineer has not yet accepted this. Taking the precautionary approach, an additional reason for refusal is recommended to be added onto the decision notice.

The applicant has failed to satisfy the Council that the new scheme can satisfactorily accommodate suitable on and off site drainage measures in order to avoid on and off site flooding. This is contrary to the advice in para 103 of the NPPF of 2012, and the advice in policy CS16 of the West Berkshire Core Strategy of 2006 to 2026. It is accordingly unacceptable.

Officer note - Without prejudice, there is a reasonable expectation that this technical issue can be resolved, should the application a) be resolved to be approved by the Council, or b) refused and appealed by the applicant. If the application is approved a suitably worded pre condition would be applied to any permission.

Further to the highways officer recommending rejection to the application on the basis of the loss of the 21 car parking spaces on the site frontage, the applicant has submitted an additional plan which indicates that the applicant's site ownership actually crosses over these 21 spaces so in theory these could be lost in addition if the applicant so chose to remove them, irrespective of the outcome of this application. This is an additional matter for Members to take into account. The highways officer is aware of this new material and the case officer has checked and confirmed with land registry that the ownership titles are indeed correct.

DC