

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Full Council Meeting** held on Monday 9<sup>th</sup> January 2016 at 7.00pm in the Corn Exchange Complex, Hungerford.

**Present:** Cllrs Crane, Brookman, Farrell, Bumbieris, Winsler, Chicken, Colloff, Wilson, Knight, Simpson, Hudson, Wood and Small

Also present: District Cllrs Paul Hewer (PH), James Podger (JP) John Garvey (Newbury Weekly News), Geoff Adams (The Advisor) and around 200 residents

- 1. Apologies for absence.** Cllrs Benneyworth and Whiting
- 2. Declarations of interest.** Cllr Small – Item 4 as live in close proximity to development, Cllrs Crane and Knight – Item 6d, they rent an allotment plot. District Cllr Paul Hewer also declared his interest in item 4 as he sits on the Western Area Planning Committee.
- 3. Approval of Minutes of the meeting of the Full Council of 5<sup>th</sup> December 2016 and outcome of actions** – Cllr Knight proposed the minutes as a true record, seconded by Cllr Chicken, all in favour.
- 4. Housing – Presentation** – Cllr Hudson presented a Power point and explained this meeting is to gauge the feeling of those present. Do you support or object to the outline planning application for 119 houses off Salisbury Road? Please vote with the ballot paper provided. HTC has been objecting to this for the following reasons: - Impact on AONB: landscape, lighting & greenfield, traffic impact on town, application is prior to the planning inspector's report, 119 houses is too many. It has been suggested that this site is sound but this is still under consultation.

#### **Open to floor for questions**

**Peter Harries (Church Way)** – How many houses are going to be affordable?

**DC Paul Hewer** – 40%

**Tim Bevan (Kennedy Meadow)** – What is the rationale of selecting this site?

**Richard (Sarum Way)** - Main concern is development in the AONB and traffic. The WBC traffic survey has serious flaws and doesn't include all junctions.

**Mike Moorcroft (Fairview Road)** – Development in the AONB should only happen in exceptional circumstances.

**Martin Bright (Priory Road)** – declares his interest) – The traffic survey is not adequate. Congestion in the High St will create a rat run through Denford gate and the junction is dangerous.

**DC James Podger** – Objects to the plan because there are in excess of 100 houses and it has been received in advance of the inspector's report. The application is premature.

**Nina Hathaway (High St)** – Objects because it is in the AONB and would cause congestion in the High St which would be detrimental to trade and parking.

**Jenny Booth (Hungerford)** – If this application goes through in the AONB how do we stop other applications going through?

**Colin Slater (Chairman of Froxfield PC – Declared no interest, which was challenged)**

Alternative sites are not suitable. All the residents of Froxfield use the vets and Garden Centre.

The Mayor advised we are only here to look at the one site tonight.

**Cllr Farrell** – We are here to discuss the Salisbury Road Application. If the site goes through we could also end up with pepper pot applications being agreed. **DC James Podger** said this won't happen.

**Cllr Farrell** advised that anyone can submit an application at any time for consideration.

In answer to any conflict of interest, **Colin Slater** advised he farmed for the Roots family (the landowner of the development site) for many years and is now retired.

**Jane Pike (Ligueil Close)** – Where do we stop with development in the AONB? When there is heavy rain a river runs into the wood and flooding is a major concern.

**Resident (Kennedy Meadow)** – Also experienced flooding in gardens. The environmental survey is flawed.

**Resident (Kennedy Meadow)** – With 100 extra children how will the Primary School cope particularly as funding has been pulled?

**Jonathan Welfare (High St)** – asked the District Cllrs – Where does WBC get the statement that the majority of Hungerford are in favour? Maybe 4-6 in favour and rest are against.

**District Cllr James Podger** said he didn't say that.

**Jonathan Welfare** asked for a statement from WBC retracting the press statement.

**Julie Cox (De Montfort Rd)** – House backs onto flooded fields and a footpath. How can the footpath be moved?

**Peter Harries (Church Way)** – Why develop on a Greenfield site when there are plenty of Brownfield sites? Maybe it is just easier for the developer. Why are the sites that HTC suggested being ignored? The north of the town has an easy connection to the A4 and M4. Cotterell Close utility services were previously upgraded so are ready for use unlike the drainage to the south. Would DCs still object to 100 houses?

**DC James Podger** confirmed he does object.

**Resident** – How do HTC ballot the rest of town?

**Mayor** – This meeting has been advertised as much as possible and the Town Plan survey obtained a wider view so this has been covered. Brian Williams was introduced as the new owner of the Adviser.

**Richard (Eddington)** – A reduction from 119 to 100 houses is not ok. He hopes that all would object to 100 houses and discussion would take place then.

**Mayor** – Not opposed to development but a vast number in one area is not suitable. The main objections are flooding, traffic and development in the AONB.

**Henry Oliver works for North Wessex Downs, AONB unit** – 72% of West Berks is in the NWD, 33% of NWD is in West Berks. He is a former resident. Originally 2000 houses were proposed in the AONB for all of West Berks. This should be a maximum. Landscape Impact is unacceptable in the AONB. WBC is looking for numbers to exceed 2000. There is no need for all the houses. His job is to advise WBC on AONB. There has to be exceptional circumstances for development to take place in the AONB.

**Mayor** thanked Henry. The next call for sites to 2036 is out now.

**Recording of public opinion (taken after item 6)**– Ballot papers were counted at the meeting totalling 154 responses, 6 in support of the planning application 16/03061/OUTMAJ and 148 objecting to it (96% against).

**HTC proposal on 16/03061/OUTMAJ Land South of Priory Road Hungerford** – Cllr Hudson proposed the second draft response (subject to amendments to include concerns on flooding and infrastructure) be submitted by the clerk on Wednesday and made public, seconded by Cllr Crane, all in favour.

- 5. Reports – Mayor's** – Cllr Crane attended several Carol Concerts over the festive season. HTC has received enough donations towards the Christmas Lights to keep to budget. Around £11k has been received and 45% of this was from residents so thank you! £460 was raised at the Town's Carol concert hosted by the Mayor towards the Family Centre (previously the Children's Centre). Thank you those who

attended. A Freedom of the Town Award was presented to Beryl Fowler in recognition of her huge contribution towards the town. Her funeral will take place in February.

**District Councillor's – No report was given.**

**6. Finance – Cllr Bumbieris**

**a) Propose authorisation of cheque run payments (circulated) for the last month** – Cllr Bumbieris proposed the cheque run of £17,696.02, seconded by Cllr Chicken, all in favour. Cllr Crane declared his interest on an expenses cheque.

**b) Propose Year to date accounts – refer to circulated Income/Expenditure Report** – The figures are overall spot on. F&GP overspend is due to a phasing issue on paying the Y&C Grant. R&A underspend is due to invoices being received late, H&T underspend is due to budgeted labour not being needed. Cllr Crane proposed acceptance of the year to date accounts, seconded by Cllr Knight, all in favour.

**c) Confirm Band D figure with new tax base** – Last month the new tax base had not been received so calculations were based on last years' tax base. The actual figure now received is larger so the increase on a Band D property will be less. The revised increase is 2.7%.

**d) Outcome of extension request on Marsh Lane allotment lease** – M Norgate has accepted in principle the request for an extension of the lease. Cllr Crane confirmed the lease should be a 5 year lease. Cllr Small thinks this can be terminated at the end of every year with 6 months' notice but only if they get planning consent – **Action:** TBC in writing

**Meeting closed at 8.10pm**