

# HUNGERFORD TOWN COUNCIL

The Mayor  
Cllr Keith Knight  
3 Wessex Close  
Hungerford  
Berkshire  
RG17 0NT  
Tel: 01488 644671  
cllrknight@gmail.com



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** held on Monday 15<sup>th</sup> January 2018 at 7.00 pm in The Library, Hungerford.

**Present:** Cllrs Farrell, Winsor, Knight, Hudson, Small, Brookman and Simpson.

Also present were Cllr Downe, four members of the public, including A Buckwell and J Garvey

- 1. Apologies for absence** – Cllr Chicken, Crane, Finlay & Whiting
- 2. Declarations of interest** – None
- 3. Minutes of the meeting held on 11<sup>th</sup> December 2017.** Cllr Simpson proposed the minutes as a true record, seconded by Cllr Farrell, all in favour with one abstention (Cllr Small).

**4. Planning Applications: -**

**a) 17/03339/FULD**

**Hungerford Police Station, Park Street  
Mr Darke**

Extension and conversion of the building to 4x tow bedroom self-contained flats and 1x two bedroom dwelling with associated works

A site visit had been carried out prior to the meeting. A large amount of discussion took place with the developer and the committee about the junction of Station Road with Park Street. The developer had returned to the architect and a new approach to the access was going to be proposed.

[Cllr Small arrived]. The developer intended to with-draw the application and submit an alternative access plan. No comments were returned to WBC.

**5. Case Officers Reports: -** These were read out and noted.

**6. Land South of Priory Road permission**

- Feedback from solicitors on dead line to lodge a JR against Salisbury Road planning permission due to lack of receipt of S106 agreement.
- Outcome of request for legal advice and proposal of any further steps and expenditure.

The committee discussed outcome of the Priory road permission. In summary, the permission letter was issued on 30/11/17 with a six week window to challenge, which included the Christmas period. The S106 information was not available on the WBC web site and was requested, repeatedly, from WBC by the Town Clerk, but was not provided. S106 information was provided in early January by Cala. Once received legal advice was sought. Our solicitor advised that, due to delay in contacting them, there was only 24 h left of the six week window, to lodge a challenge. The cost of lodging a JR was £5K, which was over the amount agreed at full council. The solicitor did return and offer advice for £1500, but they required a budget of £5K to be available to them. Hence, it was not taken further as an additional committee meeting would be required as the sum involved was over the value agreed at full council.

Cllr Farrell offered apologies to Town as HTC was unable to challenge the planning permission. A member of the public felt that WBC had a lot to answer for and this was discussion.

Following this Cllr Farrell made the following proposal that a letter would be sent to WBC to explain why after repeated requests that important information about S106 was with-held from HTC. However, if there was an error in not sending the information HTC would like to ask for an extension to the 6-week challenge period. This was seconded by Cllr Simpson and all in favour.

**Action:** Office to draft letter and circulate to councillors before sending off.

## **7. Discussion with Cala Homes (if representatives are able to be present at meeting).**

Representatives from the developers were unable to attend the meeting, but an agenda for a proposed meeting has been sent through to the committee. The representatives had expressed that they did not want a public meeting, and wished to have a private meeting with HTC.

A discussion then followed with some Cllrs expressed concern that the meeting would take place in private, creating a lack of transparency and many added that they have nothing to hide. The possibility of recording a private meeting was discussed. Cllr Downe suggested that a meeting would be beneficial and allow some notes to be made to allow a report to be made back to all the councillors. He also added it was time to engage positively with the developers. Cllr Farrell responded that people needed to put forward ideas and suggested a public meeting where questions could be taken and listed prior to the meeting. Cllr Knight added that an initial meeting would be good and there was agreement with Cllr Small's comments that there should not be any pre-conditions to the meeting. Cllr Down suggested that the meeting would have no decision making abilities and only views could be put forward with other meetings taking place which are open to the public.

After further discussion, it was agreed that a meeting should be arranged with Cala to allow improvement in communication. Further discussion took place on the format. It was proposed by Cllr Knight that HTC were:

- happy to meeting the representatives at a meeting of the E&P committee;
- happy with the agenda;
- HTC did not wish to have a planning consultant in attendance.

This was seconded by Cllr Farrell and all in favour.

Cllr Brookman suggested that the meeting is classed as an extra-ordinary meeting of E&P so that no planning applications were considered.

**Action:** Office to contact developers to arrange a meeting.

**Meeting closed 8.20 pm**