

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Full Council Meeting** held on Monday 5<sup>th</sup> June 2017 at 7.00pm in the Corn Exchange Complex, Hungerford.

**Present:** Cllrs Knight, Simpson, Crane, Farrell, Winsor, Benneyworth, Bumbieris, Finlay, Chicken and Wood

Also present: John Garvey (Newbury Weekly News), Brian Quinn (Penny Post), Brian Williams (The Adviser), District Cllrs James Podger (JP) and Paul Hewer (PH), Jan Giggins, Laura Brooks (Sport in Mind) and other members of the public

**Police** – Not in attendance

**Sport in Mind** - Laura Brooks is the development officer for Sport in Mind that has been running for 6 years, initially starting up in Reading, and now has 2 full time staff. They help address mental problems through sport and activity, helping with issues such as depression, anxiety, social isolation, weight, improving confidence etc. All abilities are welcome and sessions are held every week. Working with GPs they can accept referrals or those with a diagnosis. There are 9 sessions across West Berkshire including a badminton session currently running in Hungerford and they are hoping to set up a yoga session soon. Numbers are slowly growing and Sport in Mind is becoming more accessible locally. Cllr Benneyworth suggested Laura gets in touch with the Family Centre. Cllr Simpson asked how HTC can help. Laura advised Harey 8 are sponsoring them but financial help and promotion of their charity is needed. Cllr Finlay asked if they have any blogs. Laura advised no but they do use social media and their timetable could be shared. Their minimum age is 18.

**Action:** HTC will look to support Sport in Mind with a grant.

**Qu. To District Cllrs from member of public Jan Giggins** – In the Salisbury Road application the area of the site in the DPD was 5 hectares to 5.7 hectares. It has now increased to 7.12 hectares. J Giggins has tried to get an explanation as to why this is not a sufficient reason to escalate the decision.

**Action:** District Cllrs Podger and Hewer will take this up with the officers at WBC, obtain an explanation and report back to Jan.

- 1. Apologies for absence.** Cllrs Colloff, Whiting, Hudson, Brookman, and Small
- 2. Declarations of interest** - Cllrs Knight & Simpson (Library), Cllrs Winsor and Knight (Triangle Field), Cllr Farrell (Croft Field and St Lawrence Churchyard)
- 3. Approval of Minutes of the meeting of the Annual Full Council of 2nd May 2017 and Extra Full Council meeting of 26th April and outcome of actions** – *Cllr Simpson proposed the minutes of 2<sup>nd</sup> May, seconded by Cllr Crane, all in favour. Cllr Simpson proposed the minutes of the Extra Full Council meeting, seconded by Cllr Crane, all in favour.*
- 4. Mayor's report** – This was circulated
- 5. District Councillor's Reports** – Their report has been circulated. **Action:** JP added that he will speak with S Powell at WBC regards the travel cost for 6<sup>th</sup> form students from Hungerford and will get an answer after the election.  
PH advised he and Cllr Crane attended the planning appeal for Rowlands and it was adjourned until 27<sup>th</sup> June as more access details were needed. No decision is expected then.  
Cllr Simpson asked if JP could explain the swapping of sites. JP advised the station is a protected employment zone. There is the possibility that they can flip the site (change it to residential) but an

alternative would need to be provided. Charnham Park is already a Protected Employment Zone. JP encouraged HTC to speak to landowners who have sites that might work for employment. The land value for residential is higher so there could be some financial consideration. R Benyon MP is supportive. JP advised if there is a change in the law this could happen quicker. Any sites could be considered for employment, perhaps HTC preferred sites, provided they are not already protected zones.

Cllr Farrell asked if WBC would be prepared to mix the use of the station site? JP advised that providing we comply with the law there is some flexibility. As B Lyttle previously advised the housing burden is increasing.

Cllr Crane asked, if this is the law, where in Newbury was the Travis Perkins site flipped? JP advised he only knows about Hungerford. PH advised the only site he can think of that could be used in Hungerford is the site with planning for a hotel in Charnham Park.

Cllr Chicken asked if a site outside the boundary could be used such as a farm. PH advised there is a need to find better use of buildings. Garden Art has provided 12 units which has taken the pressure of the Protected Employment Zone. Cllr Knight suggested a NP could set out and address these points.

## 6. Committee reports (no more than 3 minutes per report)

**R&A – Cllr Farrell** read out the maintenance jobs that have been completed or are on-going. In particular R Ballard is working at Triangle field renovating the doors and apex. The planning permission and regs have been received for the Croft Field Centre garden room and we have gone out to tender. So far one quote has been received. The goal posts have been moved at the rec and the pitch marked out. A toddler slide has been installed. Rent review at the swimming pool house has been done.

**E&P – Cllr Farrell** advised there have been the usual applications for extensions and no decision will be made on Salisbury Road until after the election.

**T&E – Cllr Crane** has met with Brian Quinn and Dani Winslet about a promotional leaflet for the town. The preliminary ideas will be discussed at T&E. The trade fair will take place on 13<sup>th</sup> Oct when R Benyon MP will be available (depending on whether he is elected). Cllr Crane is meeting with D Arden-Hunt from JOG school about the trade fair which will be held at the school. Invites will go out after the election.

**F&GP – Cllr Bumbieris** – The committee last met on 9<sup>th</sup> May. Annual grants were allocated and will be match funded. We have supported around 20 organisations and may support some later applications this financial year. Sport in Mind was invited to the meeting today as they were not known and a grant can now be considered. The budget if £18.5k and £14k has been spent. Our relationship with advertisers and press was discussed. The Tennis Courts Lease terms were agreed. At an extra F&GP the insurance arrangements were discussed and agreed.

**H&T** – Deferred as Chair and Deputy not present

## 7. Finance – Cllr Bumbieris

**a) Propose authorisation of cheque run payments (circulated) for last month** – *Cllr Bumbieris proposed the cheque run of £48,548.10, seconded by Cllr Benneyworth, all in favour.*

**b) Propose Year to date accounts – refer to circulated Income/Expenditure Report** – Variances in budget to date are due to phasing issues with the hanging baskets and grants expenditure. *Cllr Bumbieris proposed the year to date accounts, seconded by Cllr Crane, all in favour.*

**c) Consider request for financial support from Triangle Field Management Committee** – Rob Cox explained the seeding of the Rugby pitches has been done as it needed to take place in May. It is a one off job and not an annual expense and they are looking for financial support from HTC. Cllr Knight advised he is in talks with Rob Cox and they are considering a way forward on this and it will be revisited soon. Roger Beard advised that the Cricket Club and the Football Club are self-funding. He feels very strongly that this should be the case for the Rugby Club also. The Cricket Club raises £5000 annually to run. He appreciates that the groundworks need doing but the triangle field grass is long and not maintained other than on the rugby pitches.

**d) Consider quotes for repointing of St Lawrence Churchyard wall** – After consideration of the quotes present *Cllr Bumbieris proposed proceeding with the quotation from Kevin Skeats to repoint the wall on both sides where required at a cost of £845, seconded by Cllr Knight, all in favour.*

## 8. Floodlights - Request for change to power supply options for Hungerford RFC Floodlights – Rob Cox reported that the floodlights are up but the electricity supply is not connected. SSE has not honoured their quotation. The two options left are either:-

1. to use existing sources from both HTC and RFC buildings or
2. a 3 phase generator

Rob Cox is seeking approval from HTC and the RFU for both of these options.

Cllr Winsor asked why when the Theatre Company requested a generator the RFC weren't happy about it. Rob Cox replied, in that case there was a better alternative option. Rob Cox has investigated the cost of LEDs and they are £30K more and only use one third less than a halogen bulb at this strength. Also he anticipates light pollution would be a problem with LEDs. Rob Cox explained the generator would be silent running (65 decibels or less). R Cox stated he had contacted WBC and was advised that he didn't need planning for a generator at the Triangle Field The RFC would also build a fenced off area for both the generator and the bins separately. The RFC would pay for both if in one location.

Cllr Simpson asked if there is a third option, just to use electric from the RFC side with a second feed into the RFC. **Action:** Rob Cox said he would investigate this.

Cllr Knight asked about fumes and the position of a generator. Rob Cox replied it has to be 10m from the club. Cllr Farrell asked if they would dig up the car park. Rob Cox – yes a small part. Cllr Finlay asked if an environmental assessment has been done as the land will have to be remediated if fuel is run on there for a while. Rob Cox was unsure but advised it would sit on concrete sleepers. Rob Cox advised there should be no need for storage facilities as the normal running capacity should be sufficient. Rob Cox has complained to SSE about the difference in quotes. The second quote they received expired.

Rob Cox advised the timescale of the project is 2 months and there is not a temporary option of a generator. The loading capability is ok now but there is concern for the future. Rob Cox advised a 3 phase is the preferred option but not realistic.

*Cllr Knight proposed acceptance of option 1, 5 were in favour and 3 abstained. Vote carried*

*Cllr Knight proposed acceptance of option 2, 5 were in favour and 3 objected. Vote carried*

**9. Library – Agree Draft Proposal including financial support from HTC –** The Draft proposal was circulated and handed out.

Jan Giggins stated that the meeting was hard to follow without any papers. The Clerk advised the agenda is posted on the web and noticeboards, and spare copies are available at the meeting. The finances are also put on the website. Jan asked if the finances could be updated ahead of the meeting on the website and other papers published on line as WBC do. **Action:** Cllr Knight advised that we would look into this.

Cllr Knight talked through the Draft Proposal which the library working party has put together. A 99 year lease has been offered by WBC to HTC for the library building (extent of buildings to be confirmed and 2 car parking spaces also requested) at a peppercorn rent. We are still waiting to hear on the freehold offer.

We would be responsible for the building running costs but WBC will supply the library staff to provide the books/library/IT services. This is a more sustainable option than relying totally on volunteers to run the library service. FOHL (Friends of Hungerford Library) would be responsible for the fundraising and a CIO will run the building with help from FOHL and apply for business rate relief.

The aim is to rent out the building to more groups and eventually to be open throughout the week. It is felt a 5 year break clause should be in place only for HTC not WBC. Finer details will be discussed at F&GP. The Draft Proposal includes a 3 year budget funding model and a summary of funding requirements. HTC won't have to pay £5k rent for the office or £5k as part of the £150k that all parishes/towns are paying to support the libraries across West Berks.

It was questioned whether management fees would be payable. Would there be a booking manager? Cllr Knight advised that they plan to build up reserves. HTC has a £10k budget for the library. It was suggested a user may wish to help with bookings. A service level agreement has been drafted between the CIO and WBC. Key holders and volunteers will be needed and Cllr Simpson advised they are starting a crowd fund. If premises for the post office are not found how will this impact on the library? It is a possibility that HTC could take on the Post office.

Cllr Knight is looking for support from HTC for the Library proposal. A meeting will take place next week with WBC and we will be looking to speed up the process.

Jan Giggins was concerned about competition of renting venues and the financial risks. Cllr Knight advised that WBC see the risk as low. A freehold option will depend on the cost offered by WBC which will be at a community rate.

*Cllr Crane proposed HTC commend the work done so far on the Library proposal, support the on-going work with WBC, and request that the final draft proposal with all the details is brought back to HTC and a public consultation takes place, seconded by Cllr Benneyworth, 2 abstentions, rest in favour.*

**10. Salisbury Road Site and DPD: Legal Challenge Update and potential Judicial Review' – Cllr Farrell** read out Cllr Hudson's email in his absence.

1) We have submitted a substantial amount of information to Environmental Law Foundation. They are still considering things.

2) It seems that for the Salisbury Road site itself a Judicial Review cannot be issued until the planning permission has been formally granted. So we do have more time as the Department of Communities and Local Government (DCLG) has issued a stop notice until after the general election when they will decide to call it in or not.

3) Meanwhile, the DPD has been adopted by West Berks Council and this contains much of the issues that apply to the Salisbury road site, notably the lack of application of para 116. If we do not challenge this it could seriously compromise our case against Salisbury Road so we may have to challenge. Our legal advice is looking at this. We have only until June 20th to JR this.

4) If we didn't need any further complications, but the High Court only last week ruled on the NPPF relating to housing supply. While not on para 116, housing supply is a consideration.

In summary.....we can wait a bit for the Salisbury Rd site, but the DPD may require an urgent response if we are advised that a JR should be considered. If so we would need to call a full council meeting before the 20th. I've also copied in Emma from the ELF who has been looking into things for us.

The application fee is £154. If we investigate the process are we committed? How many other challenges are there to WBC? **Action:** An extra Full Council meeting will be scheduled to discuss this further.

**11. Review of Terms of Reference for each committee - Deferred**

**12. Any other Reports (3 minutes each) not to include any proposals - None**

**Meeting Closed 9.15pm**