

# HUNGERFORD TOWN COUNCIL

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**MINUTES** of the **Extra Environment and Planning Committee** held on Tuesday 6<sup>th</sup> February 2018 at 7.30 pm in The Library, Hungerford.

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

Also present were Cllr Downe, five members of the public, John Tarvit (Waites), Steven Smallman (Pro-vision), and from Cala, Paul McCann (Strategic) and Andrew Aldridge (Land director)

- 1. Apologies for absence** - Cllrs Small, Hudson and Crane
- 2. Declarations of interest** - None
- 3. Minutes of the meeting held on 15<sup>th</sup> January 2018** – Not voted on
- 4. Discussion with Cala Homes** – Cllr Farrell opened the meeting by welcoming everyone. Paul McCann spoke about the aims of the meeting being to improve the relationship between Cala, Waites and Hungerford Town Council.  
All that has been approved so far is the planning in principle and the access to Salisbury Road. All else (the reserved matters) are yet to be discussed. They are looking to have a mixture of high quality design 2, 3 and 4 bedroom houses and there will be 40% affordable housing spread throughout the development. The layout will be low density. Most houses will have single or double garages. 4 bed houses will have 3 parking spaces and a garage.

The time for legal challenge has passed and they are keen to involve the community and set up a liaison group with the town council. They welcome feedback and will have another public exhibition at the Corn Exchange. They are also having pre-application discussions with West Berks Council.

The developers will contribute \$106 money. Two green areas have been identified in the layout. One LAP (local area for play for toddler age) and one LEAP (local equipped area of play aimed at slightly older children).

Cllr Downe asked if the development will allow for any modern design and environmental heating. Cala replied that traditional design is more the market for this location, using traditional materials. With regards to sustainability they would go for fabric first.

They advised there is no provision for allotments as there was no requirement in terms of the development.

Cllr Farrell asked if there will be a local workforce. Cala are happy to advertise locally for trade and will include anyone in the tender list providing they can do the work. There will be no construction workers staying on site but there will be some security.

Cllr Farrell would like to see the houses incorporated into the town and not as an estate added on. Can we have a mixture of all types of materials including thatched and reconsider the layout? Cala advised the town is fortunate to have them rather than other developers. There is scope for a design study to inform the detail of the houses.

Cllr Winser asked how considerate are you to the residents of Kennedy Meadow? The reply was the houses will not be overlooked. There is a 50m distance from back to back. Cllr Knight suggested the outline of the development area (the curve) could be altered so the park could be placed to the north between Kennedy meadow and the new development. There was a suggestion of a green with houses around it and a pond.

Cala advised when they met with the Headteacher of JOG School they were keen to get pedestrian access to the school. Cllr Brookman said the amount of traffic was a concern with 600 additional traffic movements a day. Cala replied this would be filtered over peak hours and would not be a big problem. Steven Smallman said the peak hour impact was relatively modest and queuing analysis has been done. He will forward the report through to the Clerk. There will be provision for pedestrians along Salisbury Road and extra access to the school can be negotiated. Probably don't wish to encourage vehicle access. It was noted that water along the footpath and parking on the road by the primary school are problems. The new road will be adopted and lighting will be in place. Solar panels are not ideal in an AONB and the street lighting will be focussed down to avoid light pollution.

Cala have the option to purchase further land south, quite a distance below the tree line. When asked if they were intending on developing further, they answered not at the moment and if it is not in the local plan or neighbourhood plan it is not likely to happen.

It was asked if the walkway (not an official path) could be kept open north of the development as this is regularly used by dog walkers. The answer was no, as it is not safe and would overlook gardens. There are no plans for traffic calming as the curve of the road will slow the traffic.

Suggestions were made that a medical centre or shop could be built within the development. Cala advised they do not have planning for this and doubt it would be viable anyway.

Suggestions to move forward were to meet at E&P every 2 weeks. Waites suggested a less formal arrangement. Waites have yet to buy the land and will aim to put together a planning application in 2 to 3 months. A design study is needed.

Cala will contact the Clerk to set up the next meeting when they will bring along an architect.

The drainage was questioned. Cala advised water will infiltrate into the surface and the sewers will be connected to Salisbury Road. A sewage impact study has been done and there are no identified problems. The building will take place in one continuous phase and it is anticipated to be complete by mid/end 2020. HTC can be involved in the street naming.

It was noted that Kennedy meadow residents would like to be notified of further meetings and be involved.

**Meeting closed 8.20 pm**