

From: Colin Broughton
Sent: 28 November 2014 15:07
To: Alan Law; James Podger; Paul Hewer; Andy Walker; Gabrielle Esplin
Cc: Sarah House; Annette Thomas
Subject: RE: Minutes frm triangle field management team meeting Meeting 28 October

Alan,

I checked with Planning, Derek Carnegie, and it is his view that planning consent would be required for the location of containers as described and I have gone back to Roger Thompson at HTC and advised him accordingly but I haven't received anything further as to whether HTC will be making an application.

I suspect Croft Field might be the more difficult to get planning consent being in a conservation area and close to the SSSI but if the dramatic society regularly use the Croft building some facility for storage of props , costumes adjoining would be preferred.

In terms of the lease I haven't indicated whether as landlord we would object to the proposal at Croft Field but in terms of Triangle Field if they store containers on the car park it could be seen as pure storage in that the Dramatic Society are not actually using any of the facilities at the Triangle Field for recreation.

If planning consent is not forthcoming on either site then the issue will not progress further and HTC should initiate pre application discussions with planning if they are interested in pursuing this.

I understood there was some time pressure in that where the containers are currently located is required around March 2015 and the containers need to be moved by then.

regards,

Colin

From: Alan Law
Sent: 28 November 2014 14:18
To: Colin Broughton; James Podger; Paul Hewer; Andy Walker; Gabrielle Esplin
Cc: Sarah House; Annette Thomas
Subject: RE: Minutes frm triangle field management team meeting Meeting 28 October

Colin,
what happened with this??

Alan

Cllr Alan Law
Member for Basildon Ward
Executive Member Finance & Economic Development
West Berkshire Council
www.wbca.org.uk/news

From: Colin Broughton
Sent: Mon 17/11/2014 15:04
To: Alan Law; James Podger; Paul Hewer; Andy Walker; Gabrielle Esplin

Cc: Sarah House; Annette Thomas

Subject: FW: Minutes frm triangle field management team meeting Meeting 28 October

I have received the attached minutes of Hungerford Town Council and spoken on the 'phone with both Roger Thompson and Claire Barnes of HTC and there is a proposal that HTC wish to accommodate the Hungerford Amateur Dramatic Society in the Croft Building where currently the canoes are located, but the Dramatic Society has 4 metal containers for storing scenery, props etc and are looking to locate them either at Triangle Field or possibly splitting them such that 2 are at Croft Field and 2 at Triangle Field.

I need to check the planning situation with regard to these containers but the issue from an asset strategy point of view is whether the council is happy to modify the use of both Croft Field and the restriction on Triangle Field to permit the storage containers.

Apparently the containers are currently located on a site that is about to be redeveloped and the Dramatic Society has been given notice to relocate them by the end of March 2015.

If all or 2 containers are permitted at the Triangle Field then they would be located within the existing car park, and at Croft Field adjacent to the building.

Clearly the use of containers for storage is not technically a recreational or sports use, but possibly use of the hall for AmDram might be considered recreational and the storage of props etc in the containers would be considered ancillary to this recreational use.

I would welcome your views as to whether you are happy to permit the storage containers, which measure about 12 ft X 12 ft X 20ft each, on either or both the Triangle Field and Croft Field and if so I will make provision in the lease of Croft Field and in the restrictive covenant controlling use on the Triangle Field subject to there being nothing in the councils title documents that would prevent such a use.

Regards,

Colin

From: Derek Carnegie

Sent: 17 November 2014 16:14

To: Colin Broughton

Subject: RE: Croft Field and Triangle Field Hungerford

Colin

I consider that planning permission would be required for the siting of containers on both these sensitive sites.

Regards

Derek

Derek Carnegie
Team Leader West

Development Control, Planning and Countryside, West Berkshire Council, Market Street Newbury
RG14 5LD
(01635) 519111 | dcarnegie@westberks.gov.uk
www.westberks.gov.uk

From: Colin Broughton
Sent: 17 November 2014 16:01
To: Derek Carnegie
Subject: Croft Field and Triangle Field Hungerford

Hi Derek,

I have had a request from Hungerford Town Council to consider letting them store metal containers either on the car park at Triangle Field or possibly placing a couple at the Croft Field next to the existing building.

The council is in the process of transferring the Triangle Field to HTC and also leasing the Croft Field and building to HTC and from an asset management viewpoint whether the council is happy to let these two venues potentially be used for placing these containers.

I am advised by HTC that they have spoken with the planning duty officer and that planning consent would not be required for these containers but as the Croft Field is in a Conservation Area and close to a SSSI I wasn't sure if this is the case.

The containers are 12 ft X12ft X20ft each and there are 4 of them and even if they placed 2 at each location would HTC need to make a planning application for the use and physical structure.

I am told that the containers will store props, costumes etc for the Amateur Dramatic Society and the intention is that the AmDram Soc will use the Croft building for their rehearsals etc and let part of the building from HTC and would like at least 2 containers adjoining the building to support the rehearsals etc .

I would be pleased to receive your views on whether an application for either or both sites would be required.

Regards,

Colin

From: roger thompson [<mailto:rogerlthompson@hotmail.co.uk>]
Sent: 15 November 2014 14:29
To: Colin Broughton
Subject: FW: Minutes frm triangle field management team meeting Meeting 28 October and retreat from College

From: rogerlthompson@hotmail.co.uk
To: hungerfordtheatre@uwclub.net
CC: gkoddjob@yahoo.co.uk; alison.blake@hungerford-tc.gov.uk; jeff.ford@hungerford-tc.gov.uk; claire.barnes@hungerford-tc.gov.uk; martincrane41@sky.com; dbenneyworth@hungerfordnursery.w-berks.sch.uk; colin.bumbieris@googlemail.com; mbairdwilson@tiscali.co.uk; richard@hudson1.co.uk; charlottepodger@hotmail.com;

david@dagsmall.co.uk; terrynharding@hotmail.co.uk; shaun.wood@hotmail.com;
vicfarrell@msn.com; paulwhiting5199@aol.com; ipodger@westberks.gov.uk;
phewer@westberks.gov.uk; sarah_leach@live.com; brookman@upperdenford.fsnet.co.uk;
nigel.pateman@yahoo.co.uk

Subject: FW: Minutes frm triangle field management team meeting Meeting 28 October and retreat from College

Date: Sat, 15 Nov 2014 12:34:50 +0000

David

The attached minutes of the Triangle Field Management Committee indicate that the placement of our containers could be agreed on a site to be agreed at the field.. The hoops to jump through before this can happen are;-

- * The Town Council needs to purchase the land with an adjusted covenant which defines the purpose of the field as for community recreational use (Rather than sport only)

- * The Town council would need to establish whether planning permission is needed before agreeing to any move onto the site. Note that our containers may well be below the size where planning permission is needed.

- * The management team of the Triangle Field will need to approve the project and agree a charge. £10 per month per container is being floated as a negotiable target figure, though if the Town Council owns the field, the site could possibly be excluded from the agreement with the management team, and negotiated direct with council....worth exploring?

- * **Everyone must be made aware of the need to relocate the containers by 30 March 2015 at the expense of the Theatre Company.**

- * in order to finance this move any sponsor will need to know we have secured a site, but I guess, with some funds already in reserve against the move , we will need at least a further £2.5k from sponsors.

- * I propose that the Theatre Company working party (Ros Kiitson, Tony, yourself , Tessa, Peter Harries, and me) meet at David Liddiards place in w/c 1 December to formulate the movement plan, irresepective of final location, and will forward an outline plan to all concerned for discussion. Please let me know your best evening for this.

- * With regard to our application to utilise the Croft Field Building and locate a couple (or more)of our containers on the west boundary, this is currently being viewed negatively by some council members. At present we have been unable to demonstrate our vision to their satisfaction, and must work on this. However it is unlikely that the council will have a completed lease in time for them to make a decision on a timescale which accommodates our deadline(30 March). The rusty cogs of local government grind incredibly slow! Equally there is no guarantee that we could meet the requirements of the various site covenants and constraints, but we should keep banging at this door.

- * There is no doubt that within the council, and among the other stakeholders, there is

considerable goodwill and support for the Company. Everyone is aware that the Company which has been part of the Hungerford scene for >30 years, will find it impossible to continue **on the same scale as at present** without a suitable home for our assets. I am aware that we need somewhere to build and prepare sets for productions, I am not sure that everyone realises that this is what has been provided by the site on David Liddiards land., in addition to a home for our containers. The "Canoe store" on the Croft field would could become our workshop, but unless the staging containers are co- located with the workshop, the logistics of carting scenery there will be horrendous, to impossible. If not there, where? Likewise, there will be no movement on allocating the building until the lease is signed and a management team set up for the Croft field. There is no guarantee that any application will be favourably viewed.

In summary then

- * We will press ahead with a movement plan
- * we will continue to lobby the Council to allocate us a home for the containers. Note that HTC are aware of my "interest" in the company.
- * we must continue to persue any leads for alternative sites, though this has been exhasustively done already
- * I will explore funding for the move

Unless Father Xmas drops a few £million down the company chimney our hopes of a permanent performing arts centre in Hungerford may well be vested in four homeless containers! Forget the police station, we are all doomed!

Yrs Aye
Roger

Note that the dimensions of the 4 containers are: Photographs will be presented at the R&A meeting on Tuesday

3@20x12x12 feet

[1@12x8.5x12](#) feet

Contents are props, costumes, sound and and lighting, staging equipment: total replacemt value c £ 50k

Subject: Fwd: Minutes form Meeting 28 October

From: dbenneyworth@yahoo.co.uk

Date: Fri, 14 Nov 2014 10:39:23 +0000

To: rogerlthompson@hotmail.com; rogerlthompson@hotmail.co.uk

Sent from my iPhone

Begin forwarded message:

From: Nigel Pateman <nigel_pateman@yahoo.co.uk>

Date: 13 November 2014 12:58:11 GMT

To: "robcox999@gmail.com" <robcox999@gmail.com>, Digweed Martin

<Martin.Digweed@imaginecommunications.com>, Dennis Benneyworth
<dbenneyworth@yahoo.co.uk>, "anthonyrachelsmith@yahoo.co.uk"
<anthonyrachelsmith@yahoo.co.uk>, "vicfarrell@msn.com" <vicfarrell@msn.com>,
"david@dagsmall.co.uk" <david@dagsmall.co.uk>

Subject: Minutes form Meeting 28 October

Reply-To: Nigel Pateman <nigel_pateman@yahoo.co.uk>

All

Please find the minutes attached, and let me know of any omissions etc.

I think all matters to be reported to R&A are included here, apart from the new shower that will not turn off. But Carolann can report on this if needed.

I can't make the meeting next Tuesday - can Rob or Martin be there??

Cheers

Nigel