

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL
Held at Bucklebury Memorial Hall on Monday 8th July 2013 at 7.45pm.

PRESENT

Mrs. P. W. Frankum (Chairman); Mr. B. Dickens; Mr. A. Dunkerton; Mr. T. Banks; Mrs. L. Clarke; Mr. J. Brims; Mr. A. Stott; Mrs. H. Cairns; Mr. G. Pask (District Councillor); Mrs. H. Pratt (Clerk).

OTHERS

Kelly Henwood; Howard Crook; Karen Crook; Phil Ryder; Anne Ryder; Jason Allum; Gordon Heslop; Durran Heslop; Jane Scholl; Jay Maxwell; Henry Simoes; Jayne Simoes; Rick Simoes; Mary Deller.

APOLOGIES

Mr. T. Slatford; Mr. A. Gilbert; Mrs. Nicky Hope.

DECLARATIONS OF INTEREST

D1. There were no declarations of interest.

MINUTES

- M1. Bucklebury Parish Council Minutes for Meeting held on Monday 10th June 2013.
The minutes of the BPC meeting held on Monday 10th June 2013 were agreed as a true record and signed by Mrs. Frankum.
- M2. Planning Committee Minutes for Meeting held on Monday 24th June 2013.
The minutes of Planning Committee meeting held on Monday 24th June 2013 were agreed as a true record and signed by Mr. Dickens.

PUBLIC SESSION

- PS1. Tylers Lane Enclosure (13/00514/FUL) Amendment.
For minutes of this item, please refer to the Planning section of these minutes.
- PS2. Greenwood, Hatch Lane (1301357/FUL)
For minutes of this item, please refer to the Planning section of these minutes.
- PS3. Little Copse, Paradise Lane (13/01388/HOUSE)
For minutes of this item, please refer to the Planning section of these minutes.

CLERKS REPORT

- CR1. Berry's Road/Woodside Close Posts.
Mark Edwards and Andrew Garratt have been contacted on several occasions about installation of the bollards; however an update has not yet been received. The Clerk will continue to pursue the matter. HP
- CR2. Rear Cemetery Gates.
The ordinary padlock has been replaced with a combination padlock; however the gates are quite difficult to close properly. It was agreed that a quote should be obtained for replacement gates. HP

TOPICS

- T1. Vacant Councillor Position.
WBC has been informed of the position for a councillor from the East Ward of the parish. Notices have been placed on the noticeboards at Chapel Row and in Bucklebury village. Parishioners have 14 days to request a by-election if they so wish, after that BPC may co-opt a new member. HP
- T2. Common Clearing – Saturday 12th October 2013.

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The Autumn Common Clearing event will take place on Saturday 12th October at 2pm. The Oak Room has been booked as the main hall is already in use. Mrs. Clarke, Mrs. Cairns, Mr. Dunkerton and Mr. Stott agreed to supply cakes; however 3 parish councillors have already indicated that they will be unavailable that day.

HP

T3. Post Office Deliveries.

It has been brought to the attention of the parish council that post which cannot be delivered (signed for letters and parcels, and letters with insufficient postage) are being returned to Reading. Residents are given the options of collecting the post from Reading, selecting an alternative delivery day (when they will be in), selecting an alternative local delivery address or paying to have the item delivered to a local Post Office.

When the RG7 post was centralised in Reading, it was agreed that post of this nature (for Bucklebury) would be available for collection from the Post Office in Southend Bradfield, however the system has broken down.

It was agreed that the Clerk would contact other nearby parishes within the RG7 area and find out whether they too have to collect their post from Reading, or whether it is delivered to local Post Offices and what the feeling is.

HP

T4. Imminent Royal Birth.

Mr. Willie Hartley Russell is installing two wooden gateposts at the east end of The Avenue, one with an inscription to commemorate the Royal Wedding and one an inscription in respect of the first child of the Duke and Duchess of Cambridge

The parish also wish to commemorate the birth of the Royal baby. The planting of an oak tree had originally been suggested but it was decided to investigate the possibility of a carved oak parish sign. It was agreed that Mrs. Clarke would look into finding some examples and the carver who displays his work on Newbury market on Saturdays would be contacted.

LC

The Police have contacted the Clerk about possible parking arrangements for the press. They have enquired about use of the Victory Room car park, which is a public car park.

PLANNING

Planning applications to be considered:

P1. 13/01357/FUL Greenwood, Hatch Lane.

Proposed replacement dwelling with integral garages.

The proposed development is within a reasonable sized plot of land and doesn't come forwards of the existing bungalow. However the massing of the garages and rooms above will have a significant impact on the neighbouring property (to the north) Southwick, Hatch Close, which is on ground much lower than Greenwood. The application doesn't show exact sizes; however the increase in size is thought to be in the region of 2.5 times.

The meeting was **closed** for parishioners to speak.

Mr. Crook commented that the proposed garage part of the development is 7m high. The ground his property is on is approximately 2m lower which will give a total height of 9m and is only 12m to the south of his dwelling. He commented that Bucklebury Vision states that "New buildings should respect the size, density.... of existing buildings...".

Mr. Crook also raised concerns about the water course which is within 3m of the garage. The windows of the proposed development facing north will overlook the majority of habitable rooms in Southwick. The applicant has not approached Mr. Crook with his proposals.

The meeting was **reopened**.

Mr. Brims proposed that BPC has no objection to redevelopment of the

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site; however he proposed that BPC **object** to the proposed design due to the massing of the garaging and rooms above, and the dominating impact it would have on the south elevation of Southwick. This was seconded by Mr. Dickens and unanimously agreed.

P2. 13/01388/HOUSE

Little Copse House, Paradise Lane.

Demolition of existing conservatory, construction of new two storey side and rear extension, formation of pitched roof over existing flat roofed dormers, associated internal alterations and landscaping, relocation of oil tank.

BPC unanimously agreed **no objection** to this application.

P3. 13/01533/HOUSE

43 Broad Lane.

Side dormer and rear extension.

There are two distinct parts to this application. BPC has no objection to the rear extension; however the side dormer is more controversial as the three windows will all overlook windows of the adjacent bungalow, which contravenes planning guidance on privacy.

It was unanimously agreed that BPC **object** to this application on the grounds of the dormer, but recommends that alternative designs be considered using velux windows which would give the desired outcome.

P4. 13/00514/FUL

Tylers Lane Enclosure, Tylers Lane (Amendment).

Change of use of land and erection of stable block.

An amendment has been received for this application for change of use and stables, which reduces the size of the land in question, but increases the size of the stables to an area of 109.2m² and an overall area (including overhang) of 170m². The roof has been changed to felt but increased in height to 3.5m. The track to the stables has been modified to grasscrete. Planting of cherry trees and a beech hedge have been included along with maintaining the existing hedgerow.

The meeting was **closed** for parishioners to speak.

Mr. D. Heslop commented that the applicants has considered some of the comments made and reduced that amount of land which they wished to convert to equestrian and changed the rhino hide roof to a felt roof.

However the excessive size of the building has been increased, there is a large area of hard standing and the materials for the track are viewed as inappropriate. The process for handling manure is felt to be insufficient; an open trailer will have effluent run off and cause smells, there is also some question about the location of the muck trailer. There is still no justification for the change of use.

Mr. G. Heslop said that the site is within the AONB and is a biodiversity opportunity site laid down in statute approximately 6 years ago. It is deemed low land meadow by the Nature Conservation Trust.

Mr. Allum commented that the applicant has no prescriptive access to the enclosure over manorial waste. He also commented that the soak-away was insufficient for the size of the stable block and that the reinforced concrete base required for the grasscrete would result in a very large structure.

Mrs. Ryder commented that the proposed stable block, estimated at 3.5m high will be positioned on a high point in the meadow. Whilst mention is made of internal lighting, there is nothing on the plan about external lighting.

The meeting was **reopened**.

Mrs. Cairns proposed that BPC **object** to the application on the grounds of reducing the biodiversity, soakaway, access track, light pollution,

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number of horses and the height. This was seconded by Mr. Dickens and unanimously agreed.

Planning Decisions taken by WBC:

- P5. 13/00843/HOUSE Inglenook, Cemetery Road.
Side and rear two storey extension and detached double garage.
BPC had **no objection** to this application which has been **approved** by WBC.
- P6. 13/00899/HOUSE The Larches, Burdens Heath.
Single storey side extension.
BPC had **no objection** to this application which has been **approved** by WBC.
- P7. 13/00587/FUL & 13/00588/LBC2 Brockhurst School.
Small extension to the north-west to Stable Court to replace existing wooden extension. Lowering of window cills in classrooms.
BPC had **no objection** to these applications which have been **approved** by WBC.
- P8. 13/00663/FULD Fifield Farm, Marlston.
Barn conversion into a private dwelling, with a existing open barn into car parking and garden store. The third small barn to be demolished. (All the barns and the yard are unused).
BPC **objected** to this application which has been **refused** by WBC.
- P9. 13/00763/FUL Clover Cottage, Westrop Farm (Adjacent Parish).
Demolition of existing dwelling, outbuildings and hard surfaces, erection of replacement dwelling with parking, revised curtilage and landscaping.
BPC **objected** to this application which was **refused** by WBC; however the applicant has taken the decision to **appeal**.
- P10. 13/00692/HOUSE Swallows Rest, Hungerford Land (Adjacent Parish).
Two-storey side extension.
BPC had **no objection** to this application which has been **approved** by WBC.
- P11. 12/02426/HOUSE & 12/02429/LBC2 Briffons, Scotland Corner.
New two-storey end extension and new rear first floor extension above existing flat roof. Associated internal alterations. Demolish 2 no. timber outbuildings and construct new three-bay car port and garden store.
BPC had **no objection** to these applications which were **refused** by WBC. However the applicant took the decision to appeal and the **appeal was upheld**.

REPORTS

R1. District Councillors Report.

Mr. Pask reported that the WBC Resurfacing Programme includes the road from Bucklebury Village to Marlston, which has a significant number of serious pot holes. Work is also to be carried out on the swilley hole by WBC and the Environment Agency.

The WBC Resurfacing Programme also includes Hatch Lane and Turner's Green.

R1. Bucklebury Events Committee.

The Bucklebury Music Festival was a success, but due to the bad weather the number of people attending was low and the event made a loss of approximately £5,000. The Events Committee has £1,025 left in the kitty.

The loan made by BPC was to underwrite the cashflow prior to the event and not the event itself. After some discussion, it was unanimously agreed that the Bucklebury Events Committee be asked to repay the loan by 1st January 2014.

Signature

Date

R2. Memorial Hall Committee.

At the AGM of the Memorial Hall Committee the previous committee was re-elected.

R3. Transfer of the Meadows.

Mr. Slatford has updated the management plan and once approved by Mrs. Frankum and Mr. Dickens will be forwarded to Jeremy Davey at WBC and Hazel Eccles at Field Seymour Parks LPP.

R4. SLCC Training and Conference.

The Clerk reported that she had attended the Berkshire SLCC AGM and mini training day in Thatcham and the SLCC South Regional Conference in Salisbury. Subjects covered included the Public Sector Mapping Agreement (with Ordnance Survey), different ways of commemorating World War I, social media including twitter and facebook and localism.

TOPICS FOR NEXT MEETING

TM1. Items to be discussed at future meetings.

Housing Survey.

Emergency Plan.

Transfer of Bucklebury Meadow.

Parish commemoration of the Royal Birth.

FINANCE

F1. Cheques to be signed by councillors:

SSE Contracting Ltd	£22.93	Streetlights maintenance.
Integrated Building Consultancy Ltd	£1,980.00	Survey and options for the Victory Room.
Berkshire Association of Local Councils	£144.00	Planning training for Mrs. Cairns, Mrs. Clarke and Mr. Banks.
CCB	£30.00	CCB Membership.
T. Banks	£20.00	Annual assembly expenses.
Helen Pratt	£452.96	Clerks June Salary.
Helen Pratt	£42.30	Clerks expenses for April, May and June 2013.

F2. Balances:

Lloyds Current Account	£14,841.08	On 18 th June 2013.
Scottish Widows Reserve Account	£37,314.74	On 1 st April 2013.
Scottish Widows Gilroy Account	£6,501.08	On 1 st April 2013.

CORRESPONDENCE

The following correspondence has been received:

C1. Summer copies of the Upstream Magazine (West Berkshire Countryside Society) were distributed.

C2. Berkshire Local Nature Partnership Conference is to be held on Saturday 28th September from 9am to 4.30pm in Reading.

C3. Neighbourhood Development Plans. There is a training session on Tuesday 30th July at 7pm at WBC, Market Street, Newbury. Mrs. Cairns has volunteered to attend.

C4. WBC Hight Improvement Programme has been received as discussed under the District Council Report.

ROUND TABLE COMMENTS

RT1. Berry's Road Sign.

The sign on the west side of Berry's Road is in very bad condition and needs to be replaced. The Clerk will report this to WBC.

HP

Signature

Date

The meeting closed at 10.05pm.

NEXT BPC MEETING:

7.45pm Monday 12th August 2013 Memorial Hall.

NEXT PLANNING MEETING:

8.00pm Monday 22nd July 2013 Victory Room.

Signature

Date