

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL
Held at Bucklebury Memorial Hall on Monday 14th July 2014 at 7.45pm.

PRESENT

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

OTHERS

Mr. Dan Cooper (NWN); Miss Sally Wallington.

APOLOGIES

Mr. T. Slatford; Mr. A. Aldridge.

DECLARATIONS OF INTEREST

D1. There were no declarations of interest on any agenda items.

MINUTES

- M1. Bucklebury Parish Council Minutes for the meeting held on Monday 9th June 2014.
The minutes of the BPC meeting held on Monday 9th June 2014 were agreed as a true record and signed by Mrs. Frankum.
- M2. Bucklebury Planning Committee Minutes for Meeting held on Monday 23rd June 2014.
The minutes of the Bucklebury Planning Committee meeting held on Monday 23rd June 2014 were agreed as a true record, without reference to the specific locations of land submitted for the SHLAA, and signed by Mr. Dickens.

CHAIRS REPORT

CH1 Eastern Area Planning Committee.

Mrs. Frankum thanked Mr. Dickens and Mr. Webb for their success at the Eastern Area Planning Committee meeting, at which applications 14/00718/HOUSE for Kiln House, Broad Lane and 14/00267/FULMAJ for Rochestown House were both refused against WBC planning officers' recommendations. Mr. Dickens said that in relation to Rochestown House there had been debate amongst WB councillors on development in front gardens and new developments in the countryside. The site visit for Kiln House was reported to have been very useful because WB councillors had attended the neighbouring property and visited the rooms which would potentially have been most affected. Concern was raised that the professional planners recommended approving both applications which would not have been in keeping with the AONB guidelines. Mrs. Clarke asked what the next stage of planning would be concerning Rochestown House. Mr. Pask replied that the applicant has six months in which to take the WBC decision to appeal. It was agreed that BPC should contact the WBC enforcement team because continued occupation of the outbuilding is now illegal.

HP

CH2 List of Agricultural Land being Consumed into Domestic Curtilage.

Mrs. Frankum suggested that some householders are not aware and do not therefore appreciate that any agricultural land they acquire which is adjacent to their garden cannot be included in the domestic curtilage of the property without planning permission. Mr. Dickens proposed that an informative letter be sent to people known to have purchased agricultural land and a copy of the letter be placed in the September edition of The Oaks. This was seconded by Mr. Dunkerton and unanimously agreed. The Clerk asked councillors to forward the address of any properties they were aware of where this has happened.

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CLERKS REPORT

CR1. Uncovered manholes on the Common.

The Clerk said that a parishioner had reported that his dog had fallen down an uncovered manhole on the Common. On further investigation there are two uncovered or partially covered manholes and a third covered with two concrete slabs to the west of Pease Hill near byway 56 on or adjacent to one of the WW2 camps. Mr. Hartley Russell, Paul Hendry (WBC) and Simon Barnett (BBOWT) were contacted to find out whether there was knowledge of these manholes (and any others) and whose responsibility it is to make them safe. The Clerk has shown Alex Cruickshank (of BBOWT) the holes and BBOWT has volunteered to fill them in, although they commented that this is not their responsibility, but that of the landowner. Mrs. Frankum thanked the Clerk for her work on this matter.

CR2. Cremation Plots in the new Cemetery.

A request was received for the interment of ashes in the 1970's part of the Cemetery. This brought to light the fact that there has arisen some confusion in the past, before the clerk took over as superintendent, over plot numbers (when used) for the existing cremation plots in this part of the Cemetery. This has been resolved for the time being using all the evidence available and plot numbers have been allocated where previously there was confusion.

CR3. Peach's Noticeboard.

The Clerk will contact the new freeholder of Peach's stores and carpark to request permission to erect a new notice board before any order is placed.

HP

CR4. Hockett Field.

Bob West has been asked to cut the Hockett Field.
Update since meeting: it will be cut, week beginning 21st July.

CR3. Emergency Plan.

The Emergency Planning meeting has been deferred until September.

TOPICS

T1. River Pang.

Miss. Wallington said that there is little recent evidence of 4x4's using the river between the two fords, however there is evidence of a horse using it. The application made to the Environment Agency by Miss. Wallington on behalf of BPC consists of four parts:

1. erection of 33m of post and wire fencing to the west bank between the fords;
2. 3 wooden posts to be erected across the channel immediately above the main ford;
3. erect a 305m of post and wire fencing along the east bank above the main ford;
4. create a barrier of either felled trees or post and sheep netting on the east bank between the byway and the fallen tree.

All parts of the application have been approved for implementation during the next three years (approval expires in June 2017). It was unanimously agreed that BPC will progress with the wooden posts across the channel to prevent access to the river bed and then monitor the situation. Miss. Wallington will contact Mr. Hempell on behalf of BPC and request him carry out the work.

T2. Transfer of Bucklebury Meadows.

The Clerk said that Field Seymour Parkes LPP is still waiting for a final map from DWH's solicitors showing exactly where the boundaries are. Mrs. Frankum expressed the importance of BPC knowing where the boundaries are on the ground, which is currently unclear on the south and west boundaries. DWH erected stock proof fencing around the meadows, inside of the boundary fence. House holders are now viewing the stock proof fencing as the boundary and not the original boundary fence. It is

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important that this is resolved in order that the trees can be managed by the legally correct owners. It was agreed that BPC should obtain a large scale map from the land registry. HP

PLANNING

Planning applications to be considered:

- P1. 14/01120/FUL The Cottage Inn, 26 Broad Lane.
Change of use from paddock to ancillary use for Public House.
After discussion, it was agreed that BPC would **object** to this application as submitted, but would look sympathetically at temporary permission being granted for up to 5 years to encourage the continued success of the business.
- P2. 14/01424/HOUSE Winchcombe Farm, Briff Lane.
Two storey extension.
Winchcombe Farm includes two listed barns and is situated within a large curtilage. However, as the application did not include sufficient information to determine an approximation for the increase in size it was agreed to **object** to this application.
- P3. 14/01470/HOUSE Old Surgery, Chapel Row.
Single storey rear extension.
BPC has **no objection** to this application.
- P4. 14/01605/HOUSE 56 Broad Lane.
Small single storey extension to existing kitchen into the rear garden.
BPC has **no objection** to this application.
- P5. 14/01254/FUL Sunridge, Bucklebury Road (Adjacent Parish).
An amendment has been submitted to WBC for this application which reduces the footprint of the proposed replacement dwelling. BPC continues to **object** because the replacement dwelling is too big and there is no need to increase the size of the domestic curtilage by incorporating agricultural land into it.
- Planning decisions made by WBC:
- P6. 14/01100/HOUSE 52 Broad Lane.
Replacing conservatory roof with slate roof including two new velux rooflights.
BPC had **no objection** to this application which has been **approved** by WBC.
- P7. 14/01186/HOUSE Fernleigh, Burdens Heath.
Alterations to conservatory to form garden room and kitchen extension with matching roof.
BPC had **no objection** to this application which has been **approved** by WBC.
- P8. 14/01155/LBC2 Glebe Cottage, Bucklebury.
Section 19 – Application for removal of condition 4 of 07/02624/LBC2.
BPC had **no objection** to this application which has been **approved** by WBC.
- P9. 14/00968/HOUSE & 14/00969/LBC2 Bucklebury House.
New entrance gates to replace existing and repairs to boundary/garden wall.
BPC had **no objection** to this application which has been **approved** by WBC.

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- P10. 14/00925/HOUSE Whingate, Hatch Lane.
Removal of external doors and window and insertion of larger window to side elevation and insertion of roof window to larder area.
 BPC had **no objection** to this application which has been **approved** by WBC.
- P11. 14/00984/HOSUE Kiff Green Farm Cottage, Kiff Green (Adjacent Parish).
Conversion of redundant garage into a games room with bedrooms over.
 BPC had **no objection** to this application which has been **approved** by WBC.
- P12. 14/00718/HOUSE Kiln House, Broad Lane.
Rear extensions to ground and first floors.
 BPC **objected** to this application which was called to the Eastern Area Planning Committee where it was **refused**.
- P13. 14/00267/FULMAJ Rochestown House, The Avenue.
(Retrospective) Change of use of part of ground floor and all of first floor of existing outbuilding from ancillary residential use to self-contained one-bed flat.
 BPC **objected** to this application, which was called to the Eastern Area Planning Committee where it was **refused**.
- P11. Osgoods Gulley.
 A copy of new plans for Osgoods Gulley has been received direct from the architects. This was passed to Mr. Banks.

REPORTS

- R1. District Councillors Report.
 Mr. Pask reported that many of the district’s roads have now been surfaced dressed.
- R2. VAT Training.
 The Clerk reported that the BALC training session on VAT had been very informative, even though it left more questions unanswered than answered. The Clerk expressed concern about whether some VAT may have been incorrectly reclaimed from HMRC. It was agreed that the Clerk would compile a list of areas of concern and then consult with appropriate advice.
- R3. Bucklebury Meadows.
 Many residents of Bucklebury do not understand the term “unimproved hay meadow” and for this reason an alternative label is being sought for Bucklebury Meadows. Mrs. Frankum has met Alex Cruickshank from BBOWT who suggested it may be possible to apply for “Local Wildlife Status” via the Thames Valley Environmental Records Centre (TVERC). WBC has funded Helen Miller of TVERC to carry out a survey of the meadows which will be submitted to a meeting prior to any decisions about a wildlife status being awarded; this will take approximately a year. It was agreed that the meadows will be formally known as “Bucklebury Meadows”.
- R4. Victory Room Committee.
 The Victory Room Committee has now completed a document entitled “A Vision for the Future” which considers the state of the existing hall and the justification behind the plan to replace it. This document is currently available on the BPC website and will be available at the Victory Room, once articles have appeared in the Parish Magazine and The Oaks.
 The Curry Evening was very successful and raised approximately £500. Arrangements for the Annual Bucklebury Beerfest to be held on Saturday 4th October are well underway.
- R5. Blacklands Copse meeting.
 Between 30 and 35 parishioners attended a meeting on Monday 23rd June at 2pm in The

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Oak Room to learn about the Management Plan for Blacklands Copse and what it involves. The meeting was attended by the leaseholder Nigel Steljis and Ralph Gascoigne from Wessex Woodland who will be carrying out the work. A copy of the Management Plan and the associated maps will be placed on the BPC web site.

HP

R6. Bucklebury Events Committee.

The Bucklebury Events Committee is organising the annual Christmas Tree Festival at the Victory Room on Saturday 4th December. Plans are being made for a French evening to be held at Woody's.

Mrs. Frankum also commented upon the recent news that Rupert Hartley Russell and Elizabeth Peplow have become engaged. It was agreed that BPC should send them a card of congratulations.

TOPICS FOR NEXT MEETING

TM1. Items to be discussed at future meetings.

Housing Survey.
Emergency Plan.
Parish Plan

FINANCE

F1. Cheques signed since the last Council meeting:

Berkshire Association of Local Councils £48.00 VAT training.

F2. Cheques signed by Councillors:

C. R. Landscapes	£598.80	Cemetery maintenance.
Southern Electric	£12.10	Streetlights, power.
SSE Consulting Ltd	£19.01	Streetlights, maintenance contract.
Berkshire Association of Local Councils	£48.00	New councillor training.
CCB	£30.00	Membership.
Helen Pratt	£542.25	Clerk's June Salary.
P. W. Frankum	£13.59	Chairman's expenses.
Helen Pratt	£83.88	BPC expenses for April, May, June 2014

F3. To review current balances and financial position.

Lloyds Current Account	£26,146.30	On 19 th June 2014
Scottish Widows Reserve Account	£37,360.89	On 1 st July 2014
Scottish Widows Gilroy Account	£5,524.04	On 1 st July 2014.

CORRESPONDENCE

The following correspondence has been received:

C1. WBC – District Parish Conference – Tuesday 14th October.

Topics chosen for the conference are antisocial use of 4x4s and a united approach to speeding in rural areas.

C2. Upstream.

The West Berkshire Countryside Society newsletter was circulated to all members.

The meeting closed at 9.30pm.

NEXT PLANNING MEETING:

8.00pm Monday 28th July 2014 Victory Room.

NEXT BPC MEETING:

7.45pm Monday 11th August 2014 Memorial Hall.

Signature

Date