

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL
Held at Bucklebury Memorial Hall on Monday 9th March 2015 at 7.30pm.

PRESENT

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

OTHERS

John Clarke.

APOLOGIES

Mr. A. Aldridge; Mr. B. Dickens; Mr. A. Gilbert; Mr. T. Slatford.

DECLARATIONS OF INTEREST

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

MINUTES

- M1. Bucklebury Parish Council Meeting Minutes - Monday 9th February 2015.
The minutes of the BPC meeting held on Monday 9th February 2015 were agreed as a true record and signed by Mrs. Frankum.
- M2. Bucklebury Planning Committee Meeting Minutes – Monday 23rd February 2015.
The minutes of the Planning Committee meeting held on Monday 23rd February 2015 were agreed as a true record of the meeting and signed by Mrs. Frankum.

PUBLIC SESSION

- P1. The Victory Room.
John Clarke, Chairman of the Victory Room Committee was welcomed to the meeting. Mr. Clarke said that 2 main things have happened since the AGM of the Committee; the appointment of a communications expert and redesigned plans, which it is hoped will be more acceptable to the local community. Concern was raised about the impact the original proposals would have on the adjacent property, The Old Police House. As a result of this, it was suggested that an alternative building elsewhere on the site might be more fruitful. Efforts are being made to reduce the length of the building from 34m and to move the proposed site 1.5m towards the play area. However this will need to involve swapping land behind the Victory Room with land to side which belongs to the Recreation Ground. The Recreation Ground belongs to WBC, is managed by the Recreation Ground Committee and set up as a charity with BPC as the trustees. It was proposed that BPC, in principal support a swap of the land; this was carried. Mr. Brims and Mrs. Clarke (as members of the Victory Room Committee) abstained.
The Victory Room Committee will be holding regular meetings, with surgeries for parishioners before alternate meetings, when concerns and thoughts can be discussed. It was suggested that these surgeries need to be advertised across the parish and not just in Bucklebury village. It was agreed that the Annual Assembly would be a good opportunity for the plans for the new Victory Room to be presented to a wider cross section of parishioners.
Mr. Clarke was thanked for attending the meeting.

CHAIRS REPORT.

- CH1 Planting of the Hedge in the Meadows - Mr. and Mrs. Banks, Mr. and Mrs. Frankum and Richard Hubbard (from the West Berkshire Countryside Society) planted 50 whips between meadow 1 (the southern meadow) and the field immediately behind the Cottage Inn on Saturday 7th March. Sally Wallington had some spare spirals which she donated to protect the whips and Richard Hubbard had some spare canes.

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- CH2 The Fishponds – Sally Wallington has looked at the three separate fishpond sites (Pease Hill cross roads, Chapel Row and just off the Avenue near the Beenham turn). Only one of these needs some attention, for which she will organise a team in November.
- CH2 School Parking – After an incident when a toddler was very nearly injured the school sought advice from WBC. As a result, the gates are to be closed (and locked if the new ruling is not adhered to by parents) at 2.30pm, meaning that parents can no longer turn or drive into the school. Mrs. Hillerton commented that it had been chaos at collection time this afternoon. Children are still in danger from obstructions caused by parked cars. There was a discussion about the powers the police have to ticket and fine badly parked vehicles. Mr. Pask agreed to raise this with the area commander.

CLERKS REPORT

- CL1. Flooding at Junction of Carbinswood Lane and road to Midgham (ELM 131801) – Work at this junction, to alleviate the flooding is scheduled to take place within the Highway Drainage Improvement Programme for 2015/16.
- CL2. Flooding in Berry’s Road (ELM 131271) - The outlets for the drains were not visible when WBC jetted the drains. Further investigation is therefore required. This will need to be carried out in the new financial year.
- CL3. Chapel Row Culvert – This has been re-raised and is now ELM 132503.
- CL4. Flooding on The Ridge (ELM 129520) – Wasing Estate has dug out the ditch adjacent to the road. There is still a request in place for the drains in this part of the Ridge to be jetted. This is now shown on the WBC database as closed.
- CL5. Tylers Lane Culvert (ELM 130278) – This has been passed to project management and there are no further details. Since the last meeting the case has been updated to request that the level of the ditch between Tylers Lane and Walnut Tree Cottages is looked at with a view to clearing it out.
- CL6. Tylers Lane Swilly Hole.
There was a discussion about the swilly hole in Tylers Lane and whether or not it had been completely filled in and blocked. Ultimately the Environment Agency should know the status; however before contacting them, Mrs. Clarke agreed to contact Piers Allison.

COUNCILLORS REPORT

- CO1. Abuse of Byways by 4x4s.
Mrs. Cairns and Mr. Slatford have visited and photographed various byways known to be frequented by 4x4s. At Ramsbury Corner, vehicles are still being driven off the byways onto the Common. This information is being gathered to send to GLEAM (Green Lanes Environmental Action Movement) as examples of how 4x4’s are damaging byways across the country.

TOPICS

- T1. Bucklebury Meadow.
Mr. Aldridge and Mr. Dickens have met with the owners of property which has the fence encroaching on the meadow. As a result, the owners have agreed to move the fence back to the boundary at their expense. It was agreed that BPC should wait until the fence has been moved before informing DWH that BPC is willing for the transfer to move forwards.
- T2. The Oaks.
Mrs. Clarke reported that there had been a meeting of The Oaks editorial team. At the meeting printing of the front and rear pages in colour was discussed. It is hoped that the inside of the front and rear covers will contain photographs showcasing the various

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groups within the parish. Councillors were encouraged to submit more articles; however they must be pertinent to Bucklebury. There was a discussion about the Macmillian Cancer Support articles, which are submitted for each edition. It was agreed that MacMillian is a very worthwhile cause and articles should continue to be included. Articles on the Patient Participation Group and the Community Transport Group were also to be encouraged.

T3. Common Clearing – Saturday 14th March.

Mrs. Dunkerton and Mrs. Hillerton will help Mrs. Frankum with refreshments. Mrs. Cairns, Mrs. Hillerton and Mrs. Frankum agreed to make cakes. Mr. Dunkerton will collect the kit from WBC.

T4. Annual Parish Assembly – Friday 15th May.

After a short discussion it was agreed that wine and nibbles would be provided after the assembly. Mrs. Cairns agreed to purchase nibbles and Mr. Brims agreed to purchase drinks. The glasses from the Victory Room will be used.

It was suggested that the agenda for the assembly be placed in the May edition of The Oaks. Mrs. Cairns asked for a slot at the assembly to talk about Community Assets.

T5. Elections.

The Clerk advised councillors of the dates between which their nomination papers must be submitted to WBC and distributed nomination papers to those present.

PLANNING

Planning applications to be considered:

P1. 14/03258/HOUSE 47A Roundfield.

Conversion of loft into a habitable space.

It was unanimously agreed that BPC has **no objection** to this application, although the work has already appears to have been carried out.

P2. 15/00296/OUTMAJ Land at Siege Cross Farm, Bath Road (Adjacent Parish).

Outline application for the phased development of up to 495 dwellings; up to 250sqm of Use Class D1 floor space; a new primary school of up to 2 forms of entry; vehicular, pedestrian and cycle accesses; public open space; children's play areas; landscaping; structural planting; new woodland planting; sustainable urban drainage measures including water detention basins; associated ground modelling; and all associated works. Means of vehicular access into the site proposed in full. Matters to be considered: Access – Into the Site.

It was unanimously agreed that BPC **objects** to this application and repeat the objections made when this land was submitted for the SHLAA.

Mr. Pask commented that the determination of this application is partially dependent upon the appeal of an application in Burghfield, largely based on whether or not WBC has a 5 year land supply for housing. It is hoped that this appeal will be dismissed; however if it is upheld it weakens the case for refusing the Siege Cross application.

Appeal Decisions:

P2. 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 **refused** by WBC. The applicant then submitted an appeal which has now been **dismissed**.

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P3. Enforcement Update.

As a result of Mr. Webb taking a list of sites submitted to the Enforcement Team, the following updated responses have been received.

Little Copse House, Paradise Lane – A site visit was made in the Autumn; a further site visit will be made in the Spring.

8 Broad Lane – This is on the Enforcement database and a site visit will be made soon.

Chestnut Cottage – This is still open on the Enforcement database and a site visit will be made to monitor where the grass is being mown.

Osgood's Gulley – This case has been closed. Issues were raised with the outbuilding at the north eastern corner of the site and whether or not this has been investigated.

Rochestown House – After the dismissal of the appeal, the owner has confirmed that the building will revert to its authorised use.

Autumn House, Byles Green – A site inspection has been completed and discussions with the owner have not revealed any unauthorised works.

Stable View, Briff Lane – This has been picked up by the Enforcement team and being monitored for any breaches which may occur.

Manor View, Hopgoods Green – There is a formal investigation ongoing on this site and a site visit will take place in the near future.

In addition to the updates which Richard Beech sent, he also commented that the Enforcement team has been cut from 5 officers to 2 and has an annual increase of 170% in registered complaints. Cases are therefore being assessed for priority attention on the basis of the harm being caused to the environment and the related benefits of early investigation.

REPORTS

R1. West Berkshire Councillors Report.

Mr. Pask and Mr. Webb reported that OFSTED are currently inspecting the WBC Childrens Services. The inspection started last week and is expected to go on for 4 weeks.

R2. Community Assets Meeting with Andy Day.

Mrs. Cairns and Mrs. Clarke attended a meeting with Andy Day (WBC) to find out about Community Assets. The Localism Act empowers communities to list important local facilities (note that this not the same type of listing as listed buildings).

Community groups or parish councils can nominate buildings or land which, if approved will be listed on West Berkshire Council's Assets of Community Value database. If an asset is registered by the nominating body (Parish Council or Community Group), any potential sale can be delayed to enable the nominating body to put a business case together to bid to buy the property. At this stage the Land Registry are informed.

Buildings or land in public ownership are already an asset of the community and therefore unlikely to be sold.

BPC would need to decide if we have within the parish, buildings or facilities we regard as community assets, which, should they come onto the market and have the potential to be sold for another purpose, e.g. a pub or shop trying to get planning permission to be turned into a house, whether BPC would want to register them.

It is preferable if the local community undertakes some form of consultation before deciding whether it submits a nomination to list a specific building.

After consultation and a favourable outcome with the community a WBC nomination form would need to be completed.

Owners have to be advised if it is decided to nominate their asset for listing.

If the WBC decision is to approve the nomination and the community asset is registered, and in the future the property is put on the market with the likelihood of a change of use, there is a 6 week period in which BPC can register an interest to buy;

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followed by a moratorium of up to 6 months (this includes the 6 weeks) to raise the finance and develop a plan to run the facility. If it is for sale as a going concern then the moratorium does not apply. At the end of the period the owner can sell to whomsoever he wishes.

Facilities that have been classed as Community Assets and purchased and/or registered are: Greenham Common Control Tower, The Tally Ho pub, The Bull and The Boot. It was agreed that Community Assets should be discussed at the Annual Assembly, with Peaches stores, The Cottage Inn and The Blade Bone all being possibilities for Community Assets.

FINANCE

F1. Cheques signed by Councillors:

Bucklebury Memorial Hall	£45.75	Rent 1/1/15 to 31/3/15.
The Alpha Xperience	£400.25	Printing of January edition of The Oaks.
K. Powell	£12.00	Oaks delivery – Hatch Ln, Hatch Close and Paradise Way.
Emily Morris	£3.00	Oaks delivery – Berry’s Road – September ’14 edition.
Emily Morris	£3.00	Oaks delivery – Berry’s Road – January ’15 edition.
Carol Farmer	£6.00	Oaks delivery – Roundfield.
Helen Pratt	£554.23	Clerks February salary.
P. W. Frankum	£3.84	Extra canes for planting the whips.

F2. To review current balances and financial position.

Lloyds Current Account balance after all cheques cleared and lodgements received.	£14,901.12	On 10 th March 2015.
Lloyds Current Account	£16,483.50	On 20/2/2015
Scottish Widows Reserve Account	£37,436.15	On 1/1/2015.
Scottish Widows Gilroy Account	£5,535.17	On 1/1/2015.

CORRESPONDENCE

The following correspondence has been received:

- C1. Copy of letter from Derek Matthews about Highway Drainage of Marlston Road – The letter which Mr. Slatford is drafting will include a response to this letter.
- C2. Email from Steve Beeson about Maintaining Byway BUCK 60/2 and 60/3 – Mr. Dickens and Mrs. Frankum have both inspected this track; it is certainly not the worst in the parish, although it would benefit from work in places. BPC does not have the power to maintain byways and cannot take on the responsibility. Mr. Beeson will be informed. HP

ROUND TABLE COMMENTS

RT1. Kissing Gate adjacent to 32 Broad Lane.

The post holding the gate has rotted off completely and the gate and post are now to the side of the path. The path at this point is believed to belong to 32 Broad Lane. It was agreed to contact the residents of 32 Broad Lane with a view to them carrying out repairs.

RT2. Vodafone Volunteers.

An email was received asking if there were any projects which could be carried out by volunteers from Vodafone. It was suggested that the Village Agent and Tim Culley be asked to see if they know of any tasks. There was also some discussion about whether they could carry out any work in the Cemetery.

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The meeting closed at 10.05pm.

NEXT BPC MEETING:

7.45pm Monday 13th April 2015 Memorial Hall.

NEXT PLANNING MEETING:

8.00pm Monday 23rd March 2015 Victory Room.

Signature

Date