

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL
Held at Bucklebury Memorial Hall on Monday 13th July 2015 at 7.30pm.

PRESENT

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

OTHERS

Mr. and Mrs. Collins; Mr. R. and Mrs. E. Hartley Russell.

APOLOGIES

Mr. T. Slatford; Mrs. H. Cairns; Mr. J. Brims.

DECLARATIONS OF INTEREST

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

MINUTES

M1. Bucklebury Parish Council Meeting Minutes - Monday 8th June 2015.

The minutes of the BPC meeting held on Monday 8th June 2015 were agreed as a true record and signed by Mrs. Frankum.

M2. Bucklebury Planning Committee Meeting Minutes – Monday 22nd June 2015.

The minutes of the Planning Committee meeting held on Monday 22nd June 2015 were agreed as a true record of the meeting and signed by Mr. Dickens.

PUBLIC SESSION

PU1. 15/01678/HOUSE The Paddock, Midgham Green.

Please refer to the Planning section of these minutes for this discussion.

PU2. 15/01308/FULD Bucklebury Farm Park.

Please refer to the Planning section of these minutes for this discussion.

CHAIR'S REPORT

CR1. Bucklebury Meadows and the Hockett Field.

The meadows and the Hockett Field have been cut and the hay removed.

CR2. Queen's 90th Birthday.

Next year the Queen will celebrate her 90th birthday and in September will become the longest reigning British monarch. It has been suggested that the parish could celebrate with a picnic; Bucklebury Events Committee will be invited to consider organising an event.

CR3. Bucklebury Primary School.

A new headmaster has been appointed, who will be starting at the school in September. He has previously worked at Lambourn and Bramley Primary Schools. It was agreed that he should be invited to attend the October meeting of BPC.

CR4. Planning Guidance.

Mr. Dickens was asked to share a book on planning guidance with newer members of the council. Mr. Aldridge offered to get 3 copies of SPG3 and SPG7 printed, which the Clerk will hold and forward to councillors when the planning guidance is relevant to an application they are looking at.

CR5. The Revd. And Mrs. Gadsby.

Sadly, Mrs. Gadsby has lost the baby she was carrying. It was agreed that a card from BPC would be most appropriate. The Chairman will arrange this.

Signature

Date

CLERK'S REPORT

CL1. Footpath west of Burgess Copse.

The Clerk has said that she had walked the path which is a historic path, but not a PROW and reported it to Stuart Higgins (PROW officer at WBC).

CL2. Parish Council Noticeboard for the Victory Room.

The Clerk has investigated metal noticeboards. A basic black metal noticeboard from Greenbarnes would cost approximately £300, with a header and lettering this increases to approximately £435 or £400 dependent upon whether Parish Council is spelt in full or abbreviated to PC.

Mr. Banks proposed that BPC order a white, metal, lockable, noticeboard for approximately £300 with a view to reusing the existing header. This was seconded by Mr. Dickens and unanimously agreed. The Clerk was asked to send a picture to the Victory Room committee for their approval.

HP

CL3. Parish Council Noticeboard for Peaches car park.

In response to a question at the last meeting the Clerk has confirmed that the oak noticeboards come with a 1 year guarantee.

It is hoped that delivery charges can be kept to a minimum by ordering both the Victory Room and the Peaches noticeboards at the same time.

HP

CL4. Bollards on the River.

The Clerk hasn't managed to inspect the site to find out what's been done. Mrs. Clarke agreed to visit and report back to BPC at the next meeting.

CL5. Trees in the Cemetery.

Absolutely Tree and Hedge Care has completed half of the clearance work and plans are in place to complete the remainder before August.

CL6. Flooding in Berry's Road – ELM 131271.

Peter House (WBC), is investigating the problem but wasn't aware of the photographs the Clerk originally sent in of the flooding. The Clerk will resend them.

HP

CL7. Flooding at Chapel Row, from the Culvert – ELM 132503.

Clearing the culvert three times a year is not seen as efficient by WBC so they are investigating ways of resolving the issue. This will include changes to the drainage on the east side of the road. Residents will have to be consulted and hopefully agree with the plans.

CL8. Ditching Work at the Junction of Tylers Lane & Marlston Road – ELM 130278.

It is understood that the call to have the culvert and the ditches cleared has been closed, however the cones are still along the edge of the concrete gulley and BPC feels that the solution is still unsatisfactory. The culverts on either side of Ford End are still understood to be blocked.

HP

The Clerk will follow this up again with WBC.

COUNCILLORS REPORT

CO1. Broadband.

It was suggested that Mr. Banks should contact Colin Batchelor as he should have some news on the supply of superfast Broadband for those parts of the parish which don't already have it.

CO2. Swilley Hole.

No action has been taken to date to clear it out.

TOPICS

T1. Bucklebury Meadows.

David Wilson Homes(DWH) has asked to have a copy of the tenancy agreement which BPC will have with the tenant.

BPC has asked Field Seymour Parkes to confirm agreement for the vehicular access to the meadows (from Byles Green) and the copse (from Mortons Lane).

Signature

Date

T2. Defibrillators.

Mrs. Frankum said that she had spoken to Mrs. Dugdale who is organising the CPR training for 6.30pm on the 22nd July in the Memorial Hall. She is also trying to get someone to come out to talk to the BPC working group on defibrillators.

T3. Community Assets.

Mrs. Clarke has sent to Andy Day (WBC) the application requesting the Bladebone Inn become a community asset. He has requested more detail to include a plan of the site, how sufficient funds might be raised and a business plan. It was noted that this would only become relevant if a planning application was submitted to convert the public house into a private dwelling. Mr. Pask agreed to speak to Andy Day about the actual requirements and discuss what other information may be required at the next meeting. Mr. Aldridge commented that Enterprise Inns have an open day for the Bladebone Inn and are currently considering a number of business plans which have been submitted for the management of the pub.

LC
HC
GP

PLANNING

Planning applications to be considered:

P1. 15/01581/HOUSE Red Hill House, Briff Lane.

2 No. new roof lights in place of 1 No. existing roof light on East elevation.

It was unanimously agreed that BPC has **no objection** to this application.

P2. 15/01308/FULD Bucklebury Farm Park.

Erection of a log cabin to provide on-site staff accommodation and associated works (resubmission).

The proposed site is currently well screened by trees and the topography as well as being close enough to the farm for the purpose for which it is required.

The meeting was **closed** for Mr. Hartley Russell to speak.

Mr. Hartley Russell commented that there will be external lights on sensor; these will not be on all night. Some of the trees will have to be cleared, but it is anticipated that the log cabin will blend in with the surroundings. The level of the land the log cabin will be sited on is actually lower than the car park.

The meeting was **re-opened**.

It was unanimously agreed that BPC has **no objection** to this application, but comment on the absence of a landscaping plan and request a tie to employees of the farm park.

P3. 15/01548/HOUSE & 15/01549/LBC2 Brockhurst School.

Replacement of existing cricket nets with reinstatement of original tennis court.

It was unanimously agreed that BPC has **no objection** to this application.

P4. 15/01678/HOUSE The Paddock, Midgham Green.

Single storey side extension and new roof construction to provide additional first floor accommodation.

This application is completely different to the original application submitted in March. The new roof will be slightly higher than the road. The meeting was **closed** for Mr. Collins to speak.

Mr. Collins explained that the proposed roof height is 85cm higher than the existing roof. This application includes a complete reconfiguration of the ground floor area. The proposal will increase the size by 78%.

Signature

Date

Mr. and Mrs. Collins plan to enhance the bungalow.

The meeting was **reopened**.

Mrs. Hillerton proposed that BPC have **no objection** to this application; this was seconded by Mr. Dickens and carried with 6 members supporting the proposal and 1 abstaining.

P5. 15/01479/HOUSE

Heath End House, Burdens Heath.

Detached single-storey garage.

It was identified that the original application for Heath End House contained an integral garage.

Mr. Dickens proposed that BPC **object** to this garage because it is in front of the building line, the impact it will have on the street scene and because it will extend buildings towards open countryside, which includes ancient woodland. This was seconded by Mrs. Clarke and carried with 4 votes in favour, 1 against and 1 abstention.

Planning decisions made by WBC:

P6. 15/01118/HOUSE
& 15/01119/LBC2

Cherry Orchard Cottage, Hatch Lane.

Single and two storey extension, re-positioning entrance gates and new boundary fence. New dormers and external stair to garage.

BPC **objected** to these applications which have been **refused** by WBC.

P7. 15/00859/HOUSE

Amber, Bucklebury.

Alterations to existing house to include rear and side extension. Conversion of garage roof space, changes to windows, part re-cladding of external walls.

BPC had **no objection** to this application which has been **approved** by WBC.

P8. 15/00534/HOUSE
& 15/00535/LBC2

1 Nuttage Gate Cottages.

To construct single storey rear extension to provide additional habitable space, to be part cut into and follow the lie of the land and to carry out minor works to the cottage including replacing windows with new double glazed casements and internal alterations.

BPC **objected** to these applications which have been **approved** by WBC.

P9. 15/00597/HOUSE

Oak Acre House, The Avenue.

Proposed garden and pool room.

BPC **objected** to this application, which has been **refused** by WBC.

REPORTS

R1. District Councillors.

Mr. Webb said that the Standards Committee which met 4 times a year has been dissolved into the Governance and Ethics Committee.

Plans are being made for next year's budget which will require a saving of three million pounds.

Mr. Dickens questioned Mr. Webb and Mr. Pask on enforcement and commented that WBC had reduced the Planning Enforcement team from 5 officers to 2 and questioned whether this was sufficient. Mr. Pask commented that he agreed wholeheartedly with Mr. Dickens's comments but that enforcement was not a mandatory role. However, as a result of increasing enforcement cases being raised changes to the two planning teams are being considered. This may mean that there three planning teams, one of which considers larger application and some of the enforcement work, whilst the remaining two continue to consider planning applications from the eastern area and the western area.

The children's services team is losing social workers to private companies. At the time of the OFSTED inspection, no children were found to be at risk. A new head of

Signature

Date

services has been appointed who has already started turning the team round; they are striving to be “good” by Christmas.

A planning appeal in Burghfield Common for 90 houses has recently been upheld by an inspector, claiming that WBC does not have a 5 year land supply. This completely overturns an appeal decision on a different site in Burghfield only a few months earlier. It therefore puts into question WBC’s strategic housing policies.

R2. Memorial Hall Meeting.

Mr. Brims said that Brian Mason, the treasurer had resigned and that Mike Bosworth had taken over. The whole committee was re-elected on block.

BPC has requested that they have two representatives on the committee; at the moment it would appear that Mr. Brims is the BPC representative and Mr. Dunkerton is on the committee as a parishioner. He felt that if he is not able to represent BPC, he would rather not be on the committee.

R3. Planning Training.

At the training an application increasing the size of a house by 600%, which was refused by WBC and then approved on appeal, was discussed. It was noted that comments sent in by parish councils do not have to be in planning terms.

Neighbourhood plans cost at least £35,000 to produce and can be counterproductive particularly if development is not wanted. There is a presumption for sustainable developments.

Mr. Rayner commented at the training session that close mowing agricultural land is in itself low priority for Enforcement. However if it is being done on a continuous basis as it gets closer to the 10 year time frame the priority will increase.

FINANCE

F1. Cheques signed by Councillors:

West Berkshire District Council	£200.00	Election costs.
SLCC Enterprises Ltd	£82.80	SLCC Regional Conference.
Mrs. S. Cornell	£35.00	April, May & June bus shelter cleaning.
SSE Contracting Ltd.	£18.96	Streetlight maintenance.
SSE	£17.47	Streetlight supply.
C.R.Landscapes Limited	£997.90	Cemetery maintenance (March – July 2015).
Helen Pratt	£554.27	June salary.

F2. To review current balances and financial position.

Lloyds Current Account balance after all cheques cleared and lodgements received:	£21,9657.36	
Lloyds Current Account:	£25,248.33	On 19/6/2015.
Scottish Widows Reserve Account:	£37,473.02	On 1/4/2015.
Scottish Widows Gilroy Account:	£5,540.62	On 1/4/2015.

F3. Bus Shelter Cleaning.

The Clerk commented that the budget contains £167.99 for the cleaning of bus shelters throughout the year. It was unanimously agreed to increase the amount paid to Mrs. Cornell from £35 to £40.00 per quarter from the next quarter.

CORRESPONDENCE

The following correspondence has been received:

Signature

Date

C1. Mazeldands Solar Farm, Stanford Dingley.

Mr. Aldridge commented that the site being considered is within the AONB and according to the Natural England report on land quality is a mix of grade 2 and 3; this is not considered “poor”. There is a presumption in favour of sustainable developments. A question was asked about whether landscape and visual assessments could be requested.

It was agreed that the interested parishes (Stanford Dingley, Frilsham, Yattendon & Bradfield) should meet together and discuss the proposal, before meeting the company proposing the scheme. A possible date for this meeting was set for Tuesday 18th August at 7.45pm in the Victory Room. It was suggested that those who attend the meeting should if possible have visited the proposed site. It was also suggested that various other groups may be interested in this application, including the North Wessex AONB, CPRE and the West Berkshire Countryside Society. The Clerk will organise the August meeting.

HP

ROUND TABLE COMMENTS

RT1. Fence between the Garage and Peaches carpark.

It has been observed by parishioners that the recently erected fence between the garage and Peaches carpark obstructs the view of cars when stopped at the pinch point outside the Old Bakery and travelling east along Broad Lane. It was agreed that this observation should be forwarded to WBC for consideration.

RT2. Website.

Mr. Banks said that Mr. McOran-Campbell has recently revisited his website and asked if the BPC website could have a link to his wiki page for Bucklebury. It was agreed to leave the BPC website as it is.

The meeting closed at 10.05pm.

NEXT PLANNING MEETING:

8.00pm Monday 27th July 2015 Victory Room.

NEXT BPC MEETING:

7.45pm Monday 10th August 2015 Memorial Hall.

Signature

Date