

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL
Held at Bucklebury Memorial Hall on Monday 13th June 2016 at 7.30pm.

PRESENT

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

APOLOGIES

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

OTHERS

Mr. Ruddick (applicant of planning application 16/01159/HOUSE for Whingate, Hatch Lane);
1 other parishioner.

DECLARATIONS OF INTEREST

D1. Declarations of Interest on any Agenda Items.

There were no declarations of interest in items on the agenda.

MINUTES

M1. Bucklebury Parish Council Meeting Minutes - Monday 9th May 2016.

The minutes of the BPC meeting held on Monday 9th May 2016 were agreed as a true record and signed by Mrs. Frankum.

M2. Bucklebury Planning Committee Meeting Minutes – Monday 23rd May 2016.

The minutes of the Planning Committee meeting held on Monday 23rd May 2016 were agreed as a true record and signed by Mr. Dickens.

PUBLIC SESSION

PS1. Planning Application – 16/01159/HOUSE for Whingate, Hatch Lane.

The discussion on this application is minuted under the Planning section of these minutes.

CHAIR'S REPORT

CR1. Interments in the Cemetery.

Mrs. Frankum thanked Mr. Dunkerton for assisting with the arrangements for the interment of ashes of a late parishioner. It was suggested that it be a rule of the Cemetery that undertakers are present at interments.

CR2. Heritage Forum.

Mrs. Frankum reported that she had attended the recent Heritage Forum meeting and submitted a list of features in the parish which should be considered for heritage listing. The status of Conservation Areas was raised and it is understood that there should be documentation supporting their status which is reviewed on a regular basis. The Clerk will ask Dennis Greenway, the WBC Conservation officer, what documentation is required and whether or not it is in place for the Conservation Area in Bucklebury. HP

CR3. Monkey Puzzle Tree.

Concern was raised about the condition of the monkey puzzle tree in the garden of Highcroft at the junction of the Burdens Heath/The Ridge and Harts Hill Road/Broad Lane. The tree appears to be dead and if it were to fall would possibly block one of the roads adjacent. It was decided that the best course of action to send an email to Arthur Cullen, the WBC tree officer, requesting advice. HP

Signature

Date

CLERK'S REPORT

CL1. Extension at Kilcreggan.

The WBC Planning Department are going to look at the recent extension to Kilcreggan, since there has been no planning application in recent years.

COUNCILLORS REPORT

CO1. High Speed Broadband.

Mr. Banks reported that he had requested an update from Colin Batchelor (WBC) on the provision of high speed broadband at Chapel Row.

TB

CO2. Emergency Plan.

A meeting has been held of the Emergency Planning Committee to discuss using the Theale Emergency Plan as a basis for the Bucklebury Emergency Plan. The meeting was very productive and a draft of the Bucklebury Emergency Plan should be available soon.

HP

CO3. Kissing Gate on the Path adjacent to 32 Broad Lane.

Mr. Banks will talk to Julian Dobbins from 32 Broad Lane about his plans for the kissing gate. If he no longer wants the gate, it would be useful to have as a spare to replace other gates in the parish.

TB

PLANNING

Planning applications to be considered:

P1. 16/01393/FUL

4 Broad Lane, Upper Bucklebury.

Section 73: Removal of Condition 4 – CSH of approved application 13/00449/FUL – Demolition of bungalow. A new replacement dwelling with detached garage.

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

P2. 16/01363/FULD

Fifield Farm.

Demolition of existing outbuildings and barn and replacement by proposed erection of a new dwelling, as already approved by West Berkshire Council reference number 15/02340/FULD, but to include basement.

This application represents intensification of use of land within the AONB. It is also an increase in volume and overdevelopment of the site.

It was agreed that BPC **objects** to this application.

P3. 16/01318/HOUSE

Stag Cottage, Zin Zan.

Proposed single and two storey rear extension and single storey side extension.

This application represents a 47% increase on the existing building, built around 2003. The original building on this site was considerably smaller than the existing. It was agreed to **object** to this application due to overdevelopment.

P4. 16/01151/HOUSE

Wayside, Hatch Lane.

First floor extension, single storey front extension, internal alterations.

This property was previously extended in 1994. Including the 1994 extension, the increase is 86% on what is believed to be the original. Concern was also raised about a gable window which will overlook the neighbour's garden and about the impact on trees and the boundary hedge.

It was agreed that BPC **object** to this application.

P5. 16/01193/OUTD

Glenvale Nurseries, Hungerford Lane (Adjacent Parish).

Outline application for the demolition of Glenvale Garden Centre and associated buildings and replace with 5 x self-build/custom build houses

Signature

Date

with associated garages using existing access. Matters to be considered: Access.

This application is for the principal of development of the site and the access. It was agreed that BPC has no objection to the access to the site; however BPC **objects** to the principal of development on the grounds that this is not a brownfield site (the poly tunnels and greenhouses are temporary structures) and it is within the AONB.

P6. 16/01371/PACOU

Broad View Farm.

Notification for prior approval for a proposed changes of use of agricultural building to a business use (Use Class B1 (c)).

This application was felt to represent insidious further development of the site from agricultural to industrial leading to intensification of use which will cause an increase in traffic. The use will change from agricultural to light industrial. Given the nature of the application, it was agreed that these comments should be passed to WBC.

P7. 16/01380/HOUSE

The Paddock, Midgham Green.

Section 73A: Variation of condition 4 – Samples of tiles and timber cladding and 6 – Tree Protection, of planning permission

15/01678/HOUSE (Single storey side extension and new roof construction to provide additional first floor accommodation). To vary wording of the conditions.

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

P8. 16/01159/HOUSE

Whingate, Hatch Lane.

Loft conversion and demolition of existing garage to enable single storey side and rear extensions

This application was discussed at the Planning Meeting in May. Since then an amendment has been received from WBC.

The meeting was **closed** for Mr. Ruddick, the applicant, to speak.

Mr. Ruddick explained that there was no change to the application and was a little confused by the amendment received by BPC from WBC. Mr. Ruddick commented that he felt humiliated by BPC about statements made on Design and Access statements. Mrs. Frankum apologised on behalf of BPC to Mr. Ruddick for the way in which he had been spoken to.

Mr. Ruddick commented that he liked the half hip, but retaining it was impossible because it would not allow them to extend the house as they wish. He had various photographs of local buildings showing differing designs within a pair of semi-detached houses and other dormer windows in roof spaces (on bungalows).

Mr. Banks summarised the position as follows: the dormer is not attractive, but there are other visible dormers on bungalows within the vicinity; that the hip is removed from the roof; the increase in size is in the region of 50 to 55% on the original.

Mr. Ruddick thanked BPC for the discussion about the application.

The meeting was **reopened**.

Mrs. Clarke proposed that BPC **object** to the application as it is contrary to Bucklebury Vision. This was seconded by Mr. Dickens and a total of 3 members were in favour of this proposal.

Mrs. Hillerton proposed that BPC have **no objection** to this application. This was seconded by Mr. Dunkerton and a total of 2 members were in favour of this proposal.

Mr. Banks abstained.

It was therefore agreed that BPC **object** to this application.

Signature

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- P9. 16/01328/HOUSE **Sunridge, Bucklebury Road (Adjacent Parish).**
Additions to form two first floor bedroom extensions.
 A modest bungalow at Sunridge has been replaced with a significantly larger new dwelling. Under permitted development rights, confirmation has been given, allowing the new dwelling to be extended to the rear. This application is to build a first floor on top of the development planned under permitted development.
 It was unanimously agreed that BPC should **object** to this application.
- Planning decisions made by WBC:
- P10. 16/01116/AGRIC **Land at Bushnells Green Farm.**
Agricultural barn.
 BPC made **no comments** on this application. WBC has determined that a **full application is required.**
- P11. 16/01063/AGRIC **Fifield Farm.**
Proposed new agricultural building.
 BPC commented on the history of this site. WBC has determined that a **full application is required.**
- P12. 16/01056/FUL **Ivinghoe, Stanford Dingley (Adjacent Parish).**
Demolition of existing bungalow and erection of replacement dwelling.
 BPC **objected** to this application. WBC have subsequently decreed that this application is **invalid.**
- P13. 16/00605/HOUSE **39 Roundfield.**
Proposed two storey rear extension creating larger ground floor living space and 2 new bedrooms and bathrooms at first floor level. New front access and parking. Remove brick built garden store and reposition oil tank.
 BPC had **no objection** to this application which WBC has **approved.**
- P14. 16/00432/FULD **Acres Farm, Hungerford Lane (Adjacent Parish).**
Conversion of workshop element of barn (54 sq.m) to residential use and creation of new office. Extension of storage/packing and dispatch building to provide relocated workshop with display/demonstration suite above.
 BPC had **no objection** to this application which has been **approved** by WBC.

DISTRICT COUNCILLORS REPORT

DC1 Mr. Pask reported that a number of potholes in the parish have been repaired. Comments were made about potholes which form near already marked potholes prior to their repair. It would more cost effective to fill both potholes at the same time, but only the marked potholes are being filled. This problem is understood to be being addressed. On a number of local roads, cracks are appearing in the middle of roads; these are being looked into.

Mr. Aldridge asked what WBC is doing about “Vacant Building Credit”. WBC has taken advice and is waiting for a verdict from the Supreme Court.

The WBC ecologist, Jeremy Davey, who worked with BPC on the meadows, has recently retired.

Mr. Pask was asked whether a Members Bid could be used to assist BCBC (Bucklebury Community Bus Charity) to purchase a better quality minibus. Mr. Pask will explore this.

A number of water leaks have occurred: two on Harts Hill; one on Briff Lane and one in Tylers Lane. All have been reported to Thames Water and appeared shortly after a power cut, which affected Upper Bucklebury and parts of Thatcham.

Signature

Date

TOPICS

T1. Bucklebury Meadows.

Andrew Waters has returned the deed of surrender. He has agreed, via email, to sign a declaration that he has used the access from Byles Green since 1990. DWH’s legal team have agreed to cover the expense incurred for Field Seymour Parks to draw up a declaration to this effect.

DWH have queried the sum of money which had been agreed in-lieu of outstanding work. The work relates to making the meadows suitable for the grazing of stock and tree/copse care.

T2. Bucklebury Vision.

Bucklebury Vision is accepted as supplementary planning guidance (SPG). If it is updated, questions need to be answered about consultations and the process in order for it to remain as SPG.

Mr. Pask will determine the definitive answer on whether Bucklebury Vision can be updated and the process required.

GP

T3. Countryside.

There is little recent evidence of the illegal use of 4x4s either on the Common on in the Pang.

A question has been asked about the status of a historical path through Burgess Copse which is not a Public Right of Way (PROW). It was reported to Stuart Higgins (WBC Rights of Way Officer) in June 2015. The Clerk has contacted Mr. Higgins to find out if there has been any progress. The landowner could potentially dedicate the path as a PROW; however they may not be willing to do this.

T4. Defibrillators.

A defibrillator for Chapel Row is on order.

Investigations are still taking place about the type and positioning of defibrillator for The Slade. Suggestions had been made for a solar and wind powered one, but the cost is significantly higher.

T5. Memorial Hall Management Committee.

Mr. Scholl has donated a picnic bench which has been installed in the playpark and is now in use. The equipment is generally in a reasonable condition. Mrs. Suzie Poole understood that there was £6,000 left after the purchase of the equipment in 2009 for future maintenance. The Memorial Hall Committee is of the opinion that there has never been a maintenance fund. The Clerk was asked to look into this matter.

HP

It has been suggested by the Memorial Hall Management Committee that funding (RoSPR inspections, maintenance and insurance) of the Playpark and the BMX track should not be the responsibility of the Memorial Hall Management Committee, because these facilities are used freely by local children they therefore should be funded by BPC. This would enable VAT to be reclaimed on invoices being paid for the playpark and BMX track.

A quote for £5,500 has been obtained for significant repairs to the BMX track. The company approached also offer to undertake annual maintenance contracts. These have not yet been investigated.

BPC accepted that the playpark and BMX track are Community Assets; however there has always been a children’s playpark and cycle track or football field at the Memorial Hall, managed by the Memorial Hall committee.

It was suggested that it might be possible for BPC to take over the responsibility of the management and financial upkeep of the playpark and the BMX track. In order to do this the Memorial Hall would have to be financially self-sufficient (the grant currently paid annually to the Memorial Hall towards the upkeep would have to be devoted in future to the children’s outdoor facilities.

Further costings for the management of the Playpark and BMX track need to be obtained in order for BPC to reach a decision as to whether or not they might be willing to take on

Signature

Date

the responsibility. The Memorial Hall Committee needs to consider whether the hall complex could be run without income from BPC.

FINANCE

F1. Cheques signed by Councillors:

Bucklebury Memorial Hall	£35.50	Rent from 1/5/2016 – 31/7/2016.
CPRE	£100.00	Membership.
CCB	£30.00	Membership.
L. J. Slatford	£15.00	Oaks delivery x 2 for Mortons Lane and Broad Lane.
Carol Farmer	£12.00	Oaks delivery x 2 for Roundfield.
S. Poole	£3.00	Oaks delivery for Berry's Road.
The Alpha Xperience	£28.00	Printing of information for the assembly.
P. W. Frankum	£3.78	Expenses for the assembly.
T. Banks	£31.50	Expenses for the assembly.
S. Cornell	£40.00	Bus shelter cleaning: April, May & June 2016.
The Society of Local Council Clerks	£149.00	Membership
Helen Pratt	£554.27	Clerk's May 2016 salary.
St. Martins Club	£800.00	Donation of £300 from BPC and payment 5 of 5 from the Gilroy account of £500.
Bucklebury Tennis Club	£200.00	Donation – see December 2015 minute T2.
Berkshire Vision	£75.00	Donation – see December 2015 minute T2.

F2. To review current balances and financial position.

Lloyds Current Account balance after all cheques cleared and lodgements received:	£30,838.33	
Lloyds Current Account:	£33,333.65	On 20/5/2016.
Scottish Widows Reserve Account:	£37,623.65	On 1/4/2016.
Scottish Widows Gilroy Account:	£5,562.84	On 1/4/2016.

F3. To approve the Statement of Accounts for FY15/16.

The Clerk reported that Eric Tipton had carried out the internal audit and agreed that the accounts are correct.

BPC unanimously agreed the statement of accounts for FY15/16.

F4. To approve the Statement of Governance.

Councillors had been sent a copy of the Statement of Governance prior to the meeting. All councillors approved the Statement of Governance.

REPORTS

R1. Victory Room.

Mrs. Clarke reported that there have been 5 letters in support of the planning application for the redevelopment of the Victory Room and 7 letters of objection.

R2. Bucklebury Community Bus Charity (BCBC).

Mrs. Hillerton has agreed, as a member of BPC to be a trustee of BCBC, which is in the process of being set up as a charity. A statement of intent has been drafted. It is hoped that a representative from Kennet School will become another trustee.

It is planned that the minibus will do 3 school runs each morning; the first, a longer run will begin at Chapel Row and include pupils entitled to statutory transport whom WBC will pay BCBC to transport and 2 further runs from Upper Bucklebury. Pupils will be dropped at either the gravel carpark near the Bluecoat Chapel or at Bradley Moore

Signature

Date

Square in Thatcham. After Christmas it is hoped that children attending Bucklebury Primary School who live in Thatcham may be able to make use of the minibus on its return trip.

During the day, the minibus will be available for the use of Bucklebury Primary School and the community, with the possibility of a weekly service being run to Thatcham and Newbury markets.

A meeting has been organised for parents interested in the service on Wednesday (18th June).

CORRESPONDENCE

The following correspondence has been received:

C1. Wheelie bin stickers.

An email advertising wheelie bin stickers to remind drivers they are in a 30mph speed restriction has been received from a company called Smartwheelie. It was agreed to carry out a trial with 50 stickers costing £43.30. It was suggested that these would be used at properties in the 30mph zone of Bucklebury village and any additional stickers would be used in Broad Lane, Upper Bucklebury.

HP

C2. Centenary Fields Programme.

Mr. Dickens agreed to look at this programme with a view to the Recreation Ground being registered.

BD

C3. SLCC Regional Roadshow.

The SLCC Regional Roadshow will take place in Bracknell on Wednesday 17th August. It was agreed that the Clerk would attend at a cost of £69.00 plus VAT.

C7. Berkshire Vision.

The AGM of Berkshire Vision will take place on Friday 21st October 2016 at 2pm in the Green Park Conference Centre, Reading.

ROUND TABLE COMMENTS

RT1. Queen's 90th Birthday Celebrations at Bucklebury Farmpark.

Mrs. Frankum commented that this had been an excellent event and that it was looking unlikely that it would require subsidising from funds held by the Bucklebury Events Committee.

RT2. Queen's 90th Birthday Celebrations in Bucklebury village.

It was reported that this event was excellent, but sadly the church was not full.

RT3. Consistency with Planning Observations.

It was pointed out that recently BPC has been inconsistent in its comments on planning applications, particularly with regard to the percentage increase in sizes of extensions.

The meeting closed at 10.20pm.

Next BPC Meeting:

7.45pm Monday 11th July 2016 Memorial Hall.

Planning Committee Meeting:

8.00pm Monday 27th June 2016 Victory Room.

Signature

Date