

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL  
Held the Memorial Hall, Upper Bucklebury on Monday 8<sup>th</sup> August 2016 at 7.30pm.

PRESENT

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

OTHERS

Steve Manson (BCBC)

APOLOGIES

Mr. B. Dickens; Mrs. A. Hillerton; Mr. T. Slatford; Mr. A. Aldridge.

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 11<sup>th</sup> July 2016.

The minutes of the BPC meeting held on Monday 11<sup>th</sup> July 2016 were agreed as a true record and signed by Mrs. Cairns.

M2. Bucklebury Planning Committee Meeting Minutes – Monday 25<sup>th</sup> July 2016.

The minutes of the Planning Committee meeting held on Monday 25<sup>th</sup> July 2016 were agreed as a true record and signed by Mr. Dunkerton.

PUBLIC SESSION

PS1. Bucklebury Community Bus Charity (BCBC).

Mr. Manson reported that parents have signed up for 36 young people to use the mini-bus and paid £175 for the year. A further 3 interested parents have contacted Mr. Manson today. WBC has decided not to use the service for the transport of children in the Bucklebury area who are entitled to free transport to Kennet School; WBC will be providing a separate service.

Approximately £4,000 has been donated for the project to date. An application has been made to the Charity Commission for BCBC to become an official charity with a charity number. Other grants are dependent upon registration with the Charity Commission being completed. Without a charity number, BCBC cannot open a charity bank account; therefore, until a charity number is received a private account belonging to Mr. Mason, which currently has no other use, is being used. Care has been taken to ensure that capital donations have been recorded separately from parental contributions. Mr. Manson has looked into the purchase of 3 separate minibuses costing from £3,700 to £7,000. Obviously the most expensive is the preferred option as it is in better condition and having more features, would ultimately be more suitable.

Parents and parishioners were asked to volunteer to drive the minibus, but insufficient numbers came forward to make it viable. As a result it has been agreed by BCBC that a driver will be employed for 15 hours a week. Adverts for the job have been advertised in the Job Centre. Mr. Webb also suggested that an advert be placed in the Volunteer Bureau. Any successful applicant will need to have category D1 on their driving license (this is automatically removed when you reach 70 years of age, but can be re-applied for). Mr. Manson said that if no driver has been found by the start of term, he could do the morning shifts and go into work late, providing someone can be found to drive the minibus in the afternoons.

It is planned that the minibus will operate under a Section 19 permit of the Transport Act, providing transport on a “not for profit” basis. This means that a full PSV (Public Service Vehicle) operator’s license is not required. The Section 19 permit can be issued

Signature .....

Date .....

by the Community Transport Association, which BCBC has joined. Mr. Bush at the Cottage Inn has agreed that the minibus can be parked in the pub carpark when not in use. It will be fitted with a tracking device so that it can be tracked and remotely disabled in the case of it being stolen.

Mrs. Frankum thanked Mr. Manson for updating BPC.

After Mr. Manson had left the meeting, councillors raised some concern about the parental income versus the costs including payment to the driver, maintenance, running costs and putting some money aside for the purchase of a new bus in the future. It was agreed that the Clerk would request a financial spreadsheet showing the budgetary forecast.

#### CHAIR'S REPORT

CR1. Gate on Footpath BUCK 148/1, Broad Lane to Byles Green.

Mrs. Frankum thanked Mr. Dunkerton for moving the gate from the first kissing gate between Broad Lane and Byles Green to the shed in the Cemetery, so that it can be used in the future for replacement purposes.

#### CLERK'S REPORT

CL1. Documentation Supporting Conservation Areas.

The Clerk emailed Dennis Greenway, the conservation officer at WBC approximately 6 weeks ago but has had no response. There was a query about whether Mr. Greenway is still the conservation officer.

CL2. Chapel Row – Flooding

The Clerk asked whether this needed to remain on the report. It was agreed it should remain until Mr. Aldridge is present to say whether or not there is still a problem at this location.

#### COUNCILLORS REPORT

CO1. Superfast Broadband.

Mr. Banks reported that Colin Batchelor (WBC) should be updating the website indicating when different areas are scheduled to be supplied with Superfast Broadband via Gigaclear.

CO2. Community Assets.

CAMRA (Campaign for Real Ale), with the help of Mr. Bush have completed and submitted the application form for The Cottage Inn to be registered as a Community Asset. Mrs. Cairns will speak to Steve Mann (WBC) to see if it is possible for BPC to add further support to the application.

CO3. School Parking.

Mrs. Frankum reported that there had been an issue with the parking at the end of last term and as a result, Suzie Poole had been in contact with the school.

It was agreed that there is little BPC can do to alleviate the situation and that this item should be removed from the list.

CO4. Swilly Hole.

The swilly hole was dry in July and is still dry. It was agreed to leave this item on the list because it ensures a record is kept of the state of the swilly hole.

#### PLANNING

Planning applications to be considered:

P1. 16/01782/FULD Bushnells Green Farmhouse.

*Retention of existing timber lodge as farm worker accommodation. Non compliance with condition 12 of approved 13/03014/FUL.*

Planning application 13/03014/FUL was for a farmhouse including student bedsit accommodation. The assessment states that 4 to 7 people

Signature .....

Date .....

are required to run the farm. Currently a shepherdess is living in the timber lodge and there have been 3 students in the farmhouse/bedsit this year. It was noted that there is insufficient affordable accommodation or property available locally.

Mr. Brims proposed that BPC **object** to the application for permanent permission for the lodge to remain, but would have no objection to temporary permission being granted. This was seconded by Mr. Banks and carried with 3 members in favour and 2 members abstaining. This proposal gives the opportunity for the relatively “young” farm to prove it can continue to thrive.

P2. 16/01784/FUL

Bushnells Green Farmhouse.

*Erection of a new agricultural barn.*

BPC has **no objection** to this application.

P3. 16/01926/HOUSE

Osgoods Gulley.

*Two storey rear extension.*

A number of planning applications have been previously submitted for this property.

BPC agreed to **object** to this application on the grounds of overdevelopment of the property.

Planning decisions made by WBC:

P4. 16/01504/HOUSE  
& 16/01505/LBC2

Fairchilds, Sadgrove Lane.

*Proposed two storey extension to create two additional bedrooms and re-arrangement of room names to Fairchilds, relocation of new garage block after demolition of existing garage utilising existing access to supersede previously approved two storey extension.*

BPC **objected** to this application which has now been **withdrawn**.

P5. 16/01328/HOUSE

Sunridge, Bucklebury Road (Adjacent Parish).

*Additions to form two first floor bedroom extensions.*

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

P6. 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 garaged.*

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

P7. 16/01318/HOUSE

Stag Cottage, Zin Zan.

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

An amendment to the original application was received, reducing the size of the single storey extension and removing the second floor extension.

BPC **objected** to this application; however it has been **approved** by WBC.

P8. 16/01371/PACOU

Broad View Farm.

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

BPC **objected** to this application; however it has been **approved** by WBC.

P9. 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 addition first floor accommodation). To vary wording of the conditions.*

Signature .....

Date .....

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

P10. 16/01212/FUL

Bucklebury Village Hall.

*Demolition of the existing village hall (Victory Room) and construction of a new village hall.*

BPC **supported** this application (as the applicant) and it has been **approved** by WBC.

P11. 16/01159/HOUSE

Whingate, Hatch Lane.

*Loft conversion and demolition of existing garage to enable single storey side and rear extension.*

An amendment was made to this application removing the rear dormer window.

BPC **objected** to this application (and the amendment) which has been **approved** by WBC.

## DISTRICT COUNCILLORS REPORT

DC1. The WBC budget process for the next financial year has just begun.

The Planning Inspector who is inspecting the new DPD (Development Plan Document) for West Berkshire has asked a number of questions which need to be answered before deliberations can be made.

A number of planning applications are being submitted to take advantage of the current planning situation, in advance of any decision on the DPD. These include applications for land behind the Regency Hotel in Thatcham and to the north of Newbury.

## TOPICS

T1. Bucklebury Meadows.

The hay has been cut and removed from the meadows.

DWH's legal department have advised that DWH change the locks on the gates of the meadows.

T2. Countryside

**River Pang** – there are no obvious signs of illegal activity.

**4x4s and motorcycles on the Common** – cameras have now been placed in the area between Vanners, Osgoods Gully and Osgoods Holding. They will be up for a limited period only.

**Fly-tipping** – a number of incidents of fly-tipping have occurred on the byway from Briff Lane to Briff Farm. It was suggested that the cameras might be useful in this location. Fly-tipping has also occurred in Holly Lane. A number of signs have been put up around the parish advising that fly-tipping will incur fines.

**Footpaths** – the broken stile on footpath BUCK 145/1 (Winchcombe Farm to Hopgood's Green) has been reported to WBC.

Concern was raised about the acrow props which are in use in the culvert to the east side of Briff Lane between Red Hill View and footpath BUCK 151/1.

T3. Defibrillators.

The defibrillator for Chapel Row is on order.

It was agreed that BPC would cover the cost of hall rental for defibrillator training for both a pre-school training session and a session in the Victory Room.

T4. Cemetery.

Chris Willet (a local architect who specialises in listed buildings) suggested 4 possible options for the top of the wall around the newer part of the Cemetery. Two local builders: Phil Harrison and Alistair Anderson have both looked at the wall and made various suggestions. Mr. Anderson looked at the wall as a whole and concluded that tree roots under the wall have rotted and caused subsidence. As a result, parts of the wall

Signature .....

Date .....

have moved and will ultimately fall down (not in the near future). He suggested that the gap between the west and north wall should be monitored over the next year. Once it has been determined whether the wall is still moving or not, a decision can be made on what remedial work may be necessary. The wall, in its current state does not pose a danger to anyone. The wall around the Victorian Cemetery is currently sound.

Mr. Anderson was of the opinion that the Chapel is built of concrete and rendered; however he felt a second opinion on this should be obtained. Mrs. Frankum has asked Chris Willet for his opinion. Mr. Harrison has been contacted and informed of the proposed outcome.

The Clerk reported that the Land Registry has granted BPC possessory title of the Victorian Cemetery on the grounds of lost deeds. Absolute title can be applied for in either 10 or 12 years time. It was agreed that Mr. Hartley Russell (Lord of the Manor) should be informed of the outcome.

T5. Fred Dawson Playpark and the BMX track.

The Clerk reported that she has spoken to the insurance company and BPC already has public liability insurance which would cover the Play park and the BMX track (there is an endorsement for the BMX track) at no extra cost. Cover for the play equipment will require an additional premium. Weekly inspections for obvious hazards would need to be made of the area and an annual RoSPA inspection would need to be carried out.

It was suggested that C.R. Landscapes be asked to quote for grass cutting and possibly maintaining the surface of the BMX track. Clarification needs to be obtained on who currently empties the bins and maintenance of the fencing around the area.

T6. Bucklebury Vision.

The Clerk will contact Bryan Lyttle for confirmation of what changes can be made to Bucklebury Vision.

It was agreed that all members of the council should review Bucklebury Vision.

Comments from the review will be discussed at the September Planning meeting with a view to a new preface and updated appendix being produced.

T7. Parish Plan.

It was agreed that Mrs. Clarke will talk to Jo Nayler about the current support available for Parish Plan updates/refreshes and what the expectations are.

## FINANCE

F1. Cheques signed by Councillors:

Post Office Ltd.	£17.75	Streetlight supply.
Wellers Hedleys	£506.00	Legal fees for registration of the Cemetery.
SLCC Enterprises Ltd	£82.80	Regional Roadshow; training.
Bucklebury Memorial Hall	£1,785.00	Playpark and BMX track grant.
Helen Pratt	£554.27	Clerk's July 2016 salary.

F2. To review current balances and financial position.

Lloyds Current Account balance after all cheques cleared and lodgements received: £27,424.28

Lloyds Current Account: £31,027.37 On 20/7/2016.

Scottish Widows Reserve Account: £37,660.78 On 1/7/2016.

Scottish Widows Gilroy Account: £5568.38 On 1/7/2016.

## REPORTS

R1. Victory Room.

Planning permission has now been approved for the demolition and rebuild of the Victory Room.

Signature .....

Date .....

CORRESPONDENCE

The following correspondence has been received:

C1. Date of District Parish Conference.

The next District Parish Conference will be held on 18<sup>th</sup> October.

C2. Bus Service from 3<sup>rd</sup> September 2016.

The reduced timetable for the bus service serving Upper Bucklebury and Chapel Row from 3<sup>rd</sup> September 2016 has been circulated to members.

ROUND TABLE COMMENTS

RT1. Traffic in Bucklebury.

Mr. Dunkerton commented that he had attended a funeral at St. Mary’s church with at least 200 people in attendance last week; there had been no problems with speeding traffic.

RT2. Bucklebury Community Bus Charity.

Some residents have received leaflets about BCBC, however there was some debate about how widely these had been distributed. Information about the proposed service could be more widely published.

RT3. Flashing 30 sign opposite Chapel Row Surgery.

It was noted that the flashing 30 sign in Chapel Row is not working correctly; it currently picks up the speed of vehicles near the entrance to Oak Acre.

RT4. SID Operators.

Mrs. Clarke reported that she had been trained to use SID.

The meeting closed at 10.00pm.

**Next BPC Meeting:**

**7.45pm Monday 12<sup>th</sup> September 2016 Memorial Hall.**

**Planning Committee Meeting:**

**8.00pm Monday 22<sup>nd</sup> August 2016 Victory Room.**

Signature .....

Date .....