

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL

Held at the Memorial Hall, Upper Bucklebury on Monday 10<sup>th</sup> April 2017 at 7.45pm.

PRESENT

Cllr. P. W. Frankum (Chairman); Cllr. B. Dickens; Cllr. L. Clarke; Cllr. A. Hillerton; Cllr. T. Slatford; Cllr. T. Banks; Cllr. H. Cairns, Cllr. A. Aldridge; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

OTHERS

David Southgate; Robin Ranken; Jo Henry (re application 17/00833/HOUSE); Claudine Robinson (re application 17/00512/HOUSE); James Spackman (Woolhampton PC).

APOLOGIES

Apologies were received and accepted from Cllr. J. Brims.

DECLARATIONS OF INTEREST

D1. Declarations of Interest in Agenda Items.

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

MINUTES

M1. Bucklebury Parish Council Meeting Minutes - Monday 13<sup>th</sup> March 2017.

The minutes of the BPC meeting held on Monday 13<sup>th</sup> March 2017 were agreed as a true record and signed by Cllr. Frankum.

M2. Bucklebury Planning Committee Meeting – Monday 27<sup>th</sup> March 2017.

The minutes of the Bucklebury Planning Committee meeting held on Monday 27<sup>th</sup> March 2017 were agreed as correct and signed by Cllr. Dickens.

PUBLIC SESSION

PS1. Planning Application 17/00833/HOUSE – Brackenwood, Little Lane.

This item is minuted under the Planning section of these minutes.

PS2. Planning Application 17/00512/HOUSE – Inglewood, Hopgoods Green.

This item is minuted under the Planning section of these minutes.

CO-OPTION OF COUNCILLORS

Since the last meeting, Robin Ranken, David Southgate and Stephen Manson have submitted resumes for the position of Parish Councillor; these resumes have been circulated.

Cllr. Frankum reported that she had received a telephone call from Stephen Manson saying that he wished to withdraw his application to be a Parish Councillor due to other time commitments.

CC1. Co-Option of a Councillor to the East Ward.

It was unanimously agreed that Robin Ranken should be co-opted onto Bucklebury Parish Council to represent the East Ward.

CC2. Co-Option of a Councillor to the West Ward.

It was unanimously agreed that David Southgate should be co-opted onto Bucklebury Parish Council to represent the West Ward.

CC3. Declaration of Office.

Both Cllr. Ranken and Cllr. Southgate signed declarations of office as Parish Councillors of BPC.

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CHAIR'S REPORT

CR1. Common Clearing.

Cllr. Frankum thanked all those who helped with Common Clearing, whether providing cake, serving tea or out collecting rubbish. Given that the date clashed with an important rugby match, there was a good turnout.

CR2. Heritage Listing.

The application for the Chapel in the Cemetery to be locally listed is now complete and will be considered by the WBC Heritage Listing body at their meeting in May.

CR3. West Berkshire Countryside Society (WBCS).

The WBCS hosted a talk in the Oak Room entitled "An Ancient Track – the Middle Ridgeway". Attendance was so good that the doors had to be shut before the advertised start time as the hall was at maximum capacity.

CR4. Bucklebury History Meeting.

The Bucklebury History group hosted a meeting where old photographs of the parish were shown. A number of elderly residents were present who added were able to give additional information on a number of photographs.

CLERK'S REPORT

CL1. Pruning of Rhododendrons in the Cemetery.

Cllr. Frankum has discussed the required work with the Clerk and identified the rhododendrons to be cut back. The Clerk will now contact tree surgeons to get quotes.

HP

CL2. Veteran Tree Leaflet.

Photographs of all of the trees on the Veteran Tree leaflet have now been sent to Dick Greenaway who is now in the process of preparing the revised leaflet for printing.

CL3. Water Supply.

Thames Water representatives have now asked if they can attend the next meeting of BPC on the 8<sup>th</sup> May; unfortunately no senior managers were available to attend tonight's meeting.

There was a discussion about whether there should be an extraordinary parish council meeting for Thames Water to discuss their plans or whether they should be invited to talk at the Parish Assembly (to which another speaker has already been invited), or to attend the BPC meeting they have offered to come to, possibly with an earlier start time.

It was agreed that there should be a public meeting dedicated to Thames Water, preferably in The Oak Room where they can explain their plans for the water supply to the parish.

HP

Thames Water has circulated a letter to houses in Upper Bucklebury apologising for the recent interruptions in the water supply, confirming that they are continuing with their plans to replace the Harts Hill booster station, and that following the recent bursts are now investigating specific sections of pipe. It has been confirmed to the Clerk that at least some of the water main will be replaced.

CL4. Documentation for the Bucklebury Conservation Area.

St. Mary's Church, Glebe Cottage, Christmas Cottage, The Old Post Office and The Old Vicarage are all located in a Conservation Area. Cllr. Frankum understood from a Heritage meeting she attended that Conservation Areas were supposed to have documentation which was updated from time to time, supporting them; however she was unaware of any documentation for the conservation area in Bucklebury. After a number of emails, it transpires that there is little documentation in place. There are toolkits to assist with putting the documentation in place, but guidance is required from WBC. Any documentation needs to be approved by the Planning Policy Group. An alternative may be to include some information about the conservation area in

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Bucklebury Vision, the Parish Design Statement which BPC is currently updating.

CL5. Flooding at Chapel Row.

The Clerk requested a meeting with a councillor living in Chapel Row who understands the problem. Cllr. Aldridge agreed to meet the clerk and explain what is needed. AA HP

CL6. Library Contribution to WBC.

The Clerk reported that she could see no reason why BPC could not make a donation to WBC specifically for books and media for the libraries. Evidence of how WBC has used the donation could be sought. Books and media could be used by all the local libraries and therefore available to any parishioner. Given that councillors were generally in favour of this idea, the Clerk will explore this option further. HP

COUNCILLOR'S REPORT

CO1. Footpath BUCK 122/1 Hillfoot to Hillfoot Farm.

Cllr. Clarke reported that this footpath is no longer in the correct place. Cllr. Frankum and Cllr Cairns will join Cllr. Clarke to inspect the path with a view to having a working party. LC WF HC

C02. High speed Broadband.

It is understood that Bucklebury village will be reached by Gigaclear (via Frilsham) in late May and that Chapel Row are expecting the service in July. Cllr. Banks will try and get an update for the next meeting. TB

PLANNING

Planning applications to be considered:

P1. 17/00087/FUL J Sellwood, Long Grove (Amendment).

*Dismantling of existing derelict bungalow with purpose of recycling bricks on site for new construction. Erection of new single private low-carbon 2-storey family dwelling by way of self-build by owner of the site.*

A significant amendment has been received for this application which changes the footprint and incorporates a garage into the main dwelling. Whilst it was agreed that BPC still has **no objection** to the application concern was raised with District Cllr. Pask that such significant changes could be made with an amendment.

P2. 17/00512/HOUSE Ingleside, Fanny's Lane.

*Erection of two storey rear extension with new traditional car port to the side of the property.*

Cllr. Cairns and Cllr. Frankum introduced this application and commented that the design and materials proposed are more in keeping than those of the previous application for this site. A question was asked about the increase in size.

The meeting was **closed** for the applicant to speak.

The applicant was unsure of the percentage increase over the original dwelling.

The meeting was **reopened**.

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

P3. 17/00787/HOUSE Paxton House, Sadgrove Lane.

*Alterations and extensions to dwelling including single and first floor rear extensions and replacement flat roof with roof lights.*

It was unanimously agreed that BPC has **no objection** to this application, but did ask that an external lighting plan be submitted as a condition of any permission granted.

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17/22

- P4. 17/00833/HOUSE Brackenwood, Little Lane.  
*Proposed porch with additional roof dormer and internal first floor alterations.*  
 Cllr. Banks introduced this application and commented that he was concerned about a proposed first floor bedroom window which overlooks the garden of Ramblers, the neighbouring property to the south.  
 The meeting was **closed** for the applicant to speak.  
 The applicant reported that the neighbour has been consulted on the plans and has no objection provided that the window contains obscured glass.  
 The meeting was **reopened**.  
 It was unanimously agreed that BPC has **no objection** to this application providing that the bedroom window to the south has obscured glass.
- Planning decisions made by WBC and appeal notifications:
- P5. 17/00281/CERTE Rosebank, Marlston.  
*Use of land as domestic curtilage.*  
 BPC submitted comments on this application which has been determined to be **lawful** by WBC.
- P6. 17/00156/HOUSE Beech Cottage, Burdens Heath.  
*Proposed rear orangery.*  
 BPC had **no objection** to this application which has been **approved** by WBC.
- P7. 16/03627/HOUSE Stable Cottage, Upper Woolhampton.  
*Proposed side and front extension.*  
 BPC **objected** to this application which has been **approved** by WBC. Councillors were very concerned about this decision; Stable Cottage was originally the garage of Lindens and after being allowed to become an independent dwelling permission has now been granted for it to be extended to meet modern living requirements.
- 16/03522/CERTE Marlston Farm.  
*Erection and use of building and adjoining land as a separate independent dwelling.*  
 BPC submitted comments on this application. WBC has determined that the application for the adjoining land to be part of the domestic curtilage of Marlston Farm is **unlawful**; however the application for the garage block to be an independent dwelling was determined to be **lawful**.
- 16/02529/OUTD Land adjacent to Summerfield, The Ridge (Adjacent Parish).  
*Outline application for change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters to be considered access and layout.*  
 BPC **objected** to this application which has been **approved** at a Western Area Planning meeting.
- 16/01926/HOUSE Osgoods Gully.  
*Two storey rear extension.*  
 BPC **objected** to this application which was **refused** by WBC. The applicant took the decision to appeal and the application has been **allowed** on appeal.

## DISTRICT COUNCILLORS REPORT

### DC1. Local Plan.

The Planning Inspector has now approved the Local Plan. It now only remains for it to be approved by the full council at their meeting on 9<sup>th</sup> May. The Local Plan provides a 5 year land supply, which should prevent development on greenfield sites, not previously identified.

The request for sites for development for the next Local Plan has been made and

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completed. Submitted sites now need to be evaluated.

DC2. Planning Decisions.

Councillors raised concerns about inconsistencies with planning decisions which have been made by WBC. It was agreed that either a Planning Officer or a member of the Planning Policy team be invited to attend a Planning Meeting to inform councillors about how policies are currently being used to determine applications.

The Clerk suggested that other local councils with similar issues be invited to attend the meeting.

District Cllr. Pask and the Clerk will make the necessary arrangements.

HP  
GP

TOPICS

T1. Ivinghoe, Stanford Dingley.

The Clerk reported that she had received a pre-court protocol notification from Mr. Alderton of Ivinghoe, Stanford Dingley claiming costs of £9,999.00 from BPC, Stanford Dingley PC and a resident of Stanford Dingley. The claim is being made because of comments made on a planning application which resulted in him applying for a Certificate of Lawfulness for some of his land.

The Clerk has spoken to BALC, SLCC, WBC Legal department and BPC's insurers on the matter and is awaiting a response from the insurers. In the meantime, a holding letter will be sent to Mr. Alderton.

HP

T2. Bucklebury Meadows.

When the Clerk spoke to Andrew Lehmann at David Wilson Homes he was going to make a site visit early in April. There is a Commons Advisory Meeting at the end of April and this is viewed as good forum in which to approach Mr. Hartley Russell about access. The Clerk will contact Mr. Lehmann for an update.

T3. Fred Dawson Playpark and the BMX Track.

The agreement between the Memorial Hall Management Committee and BPC on the management of the Fred Dawson Playpark and the BMX track has now been signed. From 1<sup>st</sup> April 2017, BPC is responsible for the management of the Playpark and the BMX track.

The roof panels on the youth shelter have been reattached and the gate has been adjusted although it still doesn't close completely.

Cllr. Dickens reported that the Memorial Hall Management Committee has proposed that they maintain their existing contractor Odin Manners to cut all the grass within the grounds of the Hall and that BPC pay 30% of the grass cutting invoice. This was agreed by BPC.

Cllr. Hillerton reported that the fencing is currently dangerous; the wire mesh has sharp edges which are exposed and could easily catch on skin and a number of the fence posts are rotten at ground level. In addition, there is some question over the stability of the high fence alongside the BMX track. It was agreed that the fence needs to be replaced. Cllr. Hillerton is in the process of meeting with contractors to obtain 3 quotes for the work. It was agreed that a quote up to the value of £3,000 (excluding VAT) could be accepted prior to the next BPC meeting.

A working group of Cllr. Hillerton, Cllr. Slatford, Cllr. Southgate and Alan Dunkerton was agreed to manage the facility and prioritise necessary work. Weekly inspections need to be carried out in order to comply with the BPC insurance.

T4. Countryside.

Rights of Way.

Holly Lane, byway BUCK 11/1 and 11/2 has now been closed by WBC under the recommendations of Thames Valley Police due to safety concerns. There is no barricading to close this byway, simply a sign on the telegraph pole.

A report has been received about motorbikes on the common during weekends which

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may or may not be on byways.

It was noted that small trees are being cut and left lying across bridleways at about 60cm high, presumably to discourage motorcyclists, however this makes it difficult for walkers and horse riders to pass.

River Pang.

The Pang is no worse than it was previously. It was agreed to monitor the situation and write to Gordon Munroe-Ashman and request that the riverbank/verge is not cut down in future. HP

T5. Bucklebury Vision.

Text amendments have now all been sent to the Clerk who will review the necessary changes and determine the best way forwards. HP

T6. Annual Parish Assembly – Friday 19<sup>th</sup> May

Cllr. Cairns and Cllr. Clarke gave their apologies as they are unavailable on the 19<sup>th</sup> May. It was agreed that this year, the assembly will start at 7.30pm. This will enable the speaker to have longer to give her talk. Cllr. Banks will purchase the wine, orange juice and nibbles. Cllr. Brims will be asked if he can collect the Victory Room wine glasses and bring them to the meeting. Cllr. Hillerton and Mr. Frankum will serve the refreshments.

FINANCE

F1. Cheques to be signed by Councillors:

Lisa Slatford	£7.50	Oaks delivery to Broad Lane and Mortons Lane.
West Berkshire District Council	£97.68	Emptying of Meadows dog bins.
SSE Contracting Ltd	£18.96	Streetlight maintenance.
Came and Company	£25.00	Additional insurance premium for playpark equipment until 6/5/2017.
Came and Company	£714.49	Insurance – 7/5/2017 to 6/5/18.
Helen Pratt	£554.27	Clerk's March 2017 salary.

F2. To review current balances and financial position.

Lloyds Current Account balance after all cheques cleared and lodgements received:	£32,091.54	
Lloyds Current Account:	£34,591.27	On 20/3/2017.
Scottish Widows Reserve Account:	£37,725.30	On 1/1/2017.
Scottish Widows Gilroy Account:	£4,576.93	On 1/1/2017.

REPORTS

R1. District Parish Conference.

The Clerk attended this conference; Cllr. Frankum was unfortunately unwell and sent her apologies. The slides which were presented have been circulated to members of BPC. Devolution of services was discussed at length and it was suggested that smaller parishes could cluster together.

R2. Patient Participation Group (PPG).

Cllr. Dickens reported that the Chapel Row Surgery PPG has met. It is now possible to have a doctor's appointment in the evening or on a Saturday morning.

R3. Victory Room.

Cllr. Clarke reported that the Victory Room Committee has met and is waiting for the completion of the presentation on fund raising for the demolition and rebuild of the Victory Room.

CORRESPONDENCE

The following correspondence has been received:

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C1. WBC – Highways project notification.

Details of resurfacing works in the parish have been circulated to members.

ROUND TABLE COMMENTS

RT1. Bucklebury Community Bus.

Cllr. Hillerton reported that at a recent meeting, it was stated that the group are hoping to hold the prices next year at the same level for pupils being transported from Upper Bucklebury to Thatcham (for Kennet School).

RT2. Local Listing Application for Iron Memorials in the Cemetery.

Cllr. Frankum asked Cllr. Ranken and Cllr. Southgate if they would like to take on some of the work involved with the application for the local listing of the cast iron memorial markers in the Cemetery. These markers were cast in the foundry in Bucklebury village. Initially, each of the markers needs to be photographed.

The meeting closed at 10.00pm.

**Next Planning Meeting:**

**8.00pm Monday 24<sup>th</sup> April 2017 Memorial Hall.**

**Next BPC Meeting:**

**7.45pm Monday 8<sup>th</sup> May 2017 Memorial Hall.**

**Annual Parish Meeting:**

**7.30pm Friday 19<sup>th</sup> May 2017 Memorial Hall.**

Signature .....

Date .....