

MINUTES OF A MEETING OF BUCKLEBURY PARISH COUNCIL
Held at Bucklebury Memorial Hall on Monday 13th August 2018 at 7.45pm.

PRESENT

Cllr. P. W. Frankum(Chair); Cllr. B. Dickens; Cllr. D. Southgate; Cllr. L. Clarke; Cllr. R. Ranken; Cllr. J. Brims; Cllr. A. Aldridge; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

OTHERS

Mr. Nick Bundy; Mr. Fisher; Dr. David Edwards-Moss.

APOLOGIES

Apologies were received and approved from Cllr. H. Cairns, Cllr. T. Banks, Cllr. A. Hillerton and Cllr. T. Slatford. Mr. Dominic Murphy (the applicant of planning application 18/01809/FULD) sent his apologies.

DECLARATIONS OF INTEREST

D1. Declarations of interest.

There were no declarations of interest.

PUBLIC SESSION

PS1. Rights of Way in Westrop Green.

The meeting was **closed** for Dr. Edwards-Moss to explain his request to WBC to change some of the public footpaths in Westrop Wood.

Dr. Edwards-Moss purchased part of Westrop Wood with the intention of maintaining it as ancient woodland. The Woodland Trust have carried out an assessment of the trees on the land and Wessex Woodland will be carrying out some work felling pine trees, before it is planted with native, broad leaved species.

After Westrop Wood changed hands (and was purchased by several individuals) a number of the paths which had been walked by locals were closed (they were not public rights of way). Dr. Edwards-Moss is aware of a local need for a circular path following a public right of way. As a result he has proposed that a new public right of way be created through his part of the wood, at the price of extinguishing footpath (BUCK 89/2) which runs behind his property.

Cllr. Frankum thanked Dr. Edwards-Moss for explaining the background to his request to change the footpaths and commented that BPC would discuss the matter further at the September meeting when Cllr. Cairns (who is familiar with the path) would be present.

The meeting was **reopened**.

PS2. Planning application 18/01809/FULD for 82-83 Roundfield.

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

MINUTES

M1. Bucklebury Parish Council Meeting Minutes – Monday 11th June 2018.

It was resolved that the minutes of the Parish Council meeting held on Monday 11th June were a true reflection of the meeting and they were signed by Cllr. Frankum.

M2. Bucklebury Parish Council Meeting Minutes - Monday 9th July 2018.

It was resolved that the minutes of the Bucklebury Parish Council meeting held on Monday 9th July were a true record of the meeting and they were signed by Cllr. Frankum.

M3. Bucklebury Planning Committee Meeting Minutes – Monday 23rd July 2018.

It was resolved that the minutes of the Planning Committee meeting held on Monday 23rd July were a true record of the meeting and they were signed by Cllr. Dickens.

Signature

Date

CHAIR'S REPORT

CH1. Cemetery Bench.

Cllr. Frankum thanked Cllr. Southgate for the restoration work he has carried out on the bench in memory of Olive Edwards; the view was that it looks better than it did when it was new.

CH2. Clerk's Pension.

Cllr. Frankum thanked Cllr. Brims for the work he is doing in relation to sorting out the pension provision for the Clerk.

CH3. CPRE Campaign against Fracking.

CPRE are asking for support against test wells for fracking being allowed without planning permission and that fracking decisions be taken by national government. Comments were made that if BPC were to object, they would be objecting on behalf of other areas as the underlying geology of West Berkshire is unlikely to be productive. A decision will be taken at the next BPC meeting when councillors will have had time to consider the matter.

CLERK'S REPORT

CL1. Bucklebury Vision (A Village Design Statement).

The changes made to Bucklebury Vision have been highlighted in hard copies of both the revised version and the original. These have been sent to Paula Amorelli (WBC Planning Officer) for advice on what the next steps are in order for the revised version to be adopted.

CL2. GDPR Policies and Procedures.

The Clerk reported that a privacy policy for parishioners and a privacy policy for councillors (based on NALC templates) will be circulated prior to the next meeting. These will be accompanied by data retention and disposal policies.

An audit of the personal data held by BPC, where it has come from, who it is shared with and how it is used needs to be carried out.

The Clerk warned BPC that they may need to register with ICO (Information Commission Office), which will cost £40.00 per annum. The audit of the data will help to clarify whether BPC should register.

The NALC toolkit contains a template of how to gain consent from individuals for using their information; this will need to be used for those people whose details have been published in the Welcome Pack.

CL3. SLCC (Society of Local Council Clerks) training in Newbury

The Clerk advised BPC that the SLCC is running a training day at Newbury Racecourse on 7th November. The cost of this training is £75; it was agreed that BPC would cover the cost of this training.

HP

HP

PLANNING

Planning applications to be considered:

P1. 18/01809/FULD 82-83 Roundfield.

Proposed alterations and single storey rear extension to existing pair of semi-detached houses, and development of one attached house, a pair of semi-detached bungalows and one detached bungalow, with access and landscaping.

The original application for this site was for the demolition of the existing semi-detached houses and construction of five houses and one bungalow. The original application would equate to 19 bedrooms on the site; this application has a total of 15 bedrooms which is approximately the same density of bedrooms as the site of 46 and 47 Roundfield. The houses on the original plan at the rear of the site have been replaced with bungalows reducing the impact on surrounding properties and Little Lane.

Signature

Date

This application was felt to be in line with Bucklebury Vision and provides lower cost housing for either starter homes or those wishing to downsize.

The meeting was **closed** for Mr. Bundy, the agent to speak.

Cllr. Aldridge asked what the distances were between the front elevation of the front houses and those to the rear. Mr. Bundy responded that it was 35m between the two front elevations; the gardens of the front properties will be between 12 and 13m deep and the bungalows will have gardens between 11 and 12m deep. Acoustic fencing will be erected on either side of the site. Given that the existing pair of semi-detached properties are refurbished, there is only a net gain of four dwellings so no social housing is required.

Cllr. Aldridge raised concern about further development of back gardens on the north side of Roundfield from the access/drive on this application. Mr. Bundy commented that under the Local Plan there is a limit to a maximum of five properties being accessed from an un-adopted road.

The meeting was **reopened**.

Cllr. Brims proposed that BPC support this application, but the proposal was not carried.

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

Planning decisions made by WBC:

- P2. 18/01202/LBC2 & Vanners.
18/01200/HOUSE *Upgrading and remodelling of historic cottage and C20th range, erection of new utility room lean-to range. Repositioning of previously approved new swimming pool and erection of new pool house.*
BPC had **no objection** to these applications, but did comment on the roof light to the front roof elevation. Amendments were submitted removing the roof light and the applications were **approved** by WBC.
- P3. 18/01287/FUL Copse Close, Hopgoods Green.
Demolition of existing dilapidated dwelling and construction of new dwelling built to modern standards.
BPC **objected** to this application which has been **withdrawn**.
- P4. 18/01477/FULD 71 Roundfield.
Alterations to existing dwelling and garage conversion to create new dwelling.
BPC had **no objection** to this application which has been **approved** by WBC.
- P5. 18/01392/LBC2 Glebe Cottage, Bucklebury.
Section 19: Variation of condition 4: External windows and doors, of planning permission 07/02624/LBC2.
BPC had **no objection** to this application which has been **approved** by WBC.
- P6. 18/01388/LBC2 Glebe Cottage, Bucklebury.
9 no. replacement windows.
BPC had **no objection** to this application which has been **approved** by WBC.
- P7. 18/01433/HOUSE 14 Mortons Lane.
Proposed rear orangery.
BPC had **no objection** to this application which has been **approved** by WBC.
- P8. 18/01232/HOUSE Ormsby, Broad Lane.
New detached garage.

Signature

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

- P9. 18/01162/HOUSE Highlands, Upper Bucklebury.
Single storey rear extension and second storey over existing pool house.
BPC had **no objection** to this application which has been **withdrawn**.
- P10. Amendment to application 18/00642/HOUSE for Eliezer Cottage, Turners Green.
A bat report and photographs of the site from a number of locations around Turners Green have been submitted.
- P11. Bushnells Green Farm.
District Cllr. Pask reported that application 18/01470/FULD for the retention of the log cabin at Bushnells Green Farm has been called to the Planning Committee.
- P12. August Planning Meeting.
The Clerk reported that WBC sent two planning applications through on the Friday 10th August, which was too late for them to be considered at this meeting; however BPC needs to return observations to WBC by the 30th August. It was agreed that the Clerk will organise a Planning Meeting for either the 28th or 29th August (dependent upon Councillor availability).

DISTRICT COUNCILLOR'S REPORT

- DC1. **Seasonal TROs** - Cllr. Pask reported that the seasonal TROs would be in place again between the 1st October and the 31st March on those byways which were restricted last year plus one or two others.

Constituency Boundaries – It is understood that there was little support for the proposal to include the existing Bucklebury Ward in the Reading West Constituency and therefore there is no action for the time being.

West Berkshire Ward Boundaries – The district elections in May 2019 will be for the new wards. Bucklebury ward will consist of Bucklebury, Stanford Dingley, Midgham and Woolhampton.

Closure of Roads – It was noted that on Thursday last week, Gigaclear closed Pease Hill without notifying WBC, which in addition to the closure of parts of Carbinswood Lane and Harts Hill had the potential to cause chaos. WBC instructed Gigaclear to reopen Pease Hill as they didn't have a license to close it. District Cllr. Pask reported that two utility based companies (water and gas) can make emergency road closures for public safety reasons. Telecoms companies need to seek licenses from the local authority prior to any road closures. It is understood that WBC won't give Gigaclear permission to close Pease Hill, Hillfoot or Cox's Lane whilst Harts Hill remains closed. It was also reported that the notification of Gigaclear closures is not being passed to the parish.

Road Junctions on the Ridge – Concerns have been raised about the road junctions where the following roads meet the Ridge/Burdens Heath: Holly Lane, The Slade, Fanny's Lane and Briff Lane. The speed and volume of traffic, caused by the closure of Harts Hill has made these junctions a lot more dangerous; mirrors and additional signage have been requested. District Cllr. Pask commented that WBC will not put mirrors up because they can confuse drivers. The matter of extra signage has been passed to Alan Dunkerton (WBC Highways). It was noted that Colloroy Road in Cold Ash has seen a tenfold increase in traffic with the closure of Harts Hill.

NPPF (National Planning Policy Framework) – A revised NPPF was published on the 1st July 2018. This contains changes which mean that the information used to determine the viability of affordable homes is now all in the public domain (this was not previously the case). It also contains new ways to determine the local housing need and the numbers of new homes which need to be built over the next five years.

Centenary Fields – It was agreed that the Recreation Ground Committee would investigate applying for the Recreation Ground to be given Centenary Fields Status in

Signature

Date

commemoration of World War 1. This was to be achieved with a three way dedication deed between Fields in Trust, The Recreation Ground Committee and WBC (the owner). Unfortunately WBC has determined that the restrictions the deed imposes on the ground are too great and would prevent the use of the land for anything other than recreation. In WBCs view this would exclude the beer fest and weddings, although the deed specifically allows these activities to continue.
Cllr. Frankum thanked Cllr. Clark and District Cllr. Pask for the work they have done to try and obtain this status for the protection of the Recreation Ground.

TOPICS

T1. Bucklebury Meadow.

Cllr. Frankum reported that she had consulted Tim Culley on the best way to remove the docks from the meadow nearest Byles Green Farm. It was noted that the meadows are maintained on an organic basis making the use of pesticides unsuitable. Tim Culley is also reviewing the management plan and has recommended someone to cut the hedges. The Clerk will contact Mr. Hartley Russell's solicitors about the agreement for access to the meadows from Byles Green.

HP

T2. Cemetery and Chapel.

The Burial Board met on the 1st August and have asked C. R. Landscapes to quote for the following items:

- A new bench (recycled plastic) to go on the concrete base where cross was situated in the 1970s Cemetery.
- Removal of the low branches which overhang the path on two oak trees in the middle section of the 1970s Cemetery.
- Removal of a few brambles in old Cemetery.
- To kill the rhododendrons which have been cut back, but are now re-growing in graves.

The grave of the late Arthur Victor Barrett (to the east side of the Chapel) had raised concern; his son has applied for a permit to have repairs made to the memorial.

Cllr. Southgate asked whether any progress had been made with the restoration of the cast iron grave markers; the Clerk commented that Mr. Kane was awaiting written confirmation from BPC.

HP

T3. Fred Dawson Playpark and the BMX Track.

Cllr. Frankum reported that whilst at the playpark she had noticed litter around the picnic bench which could be evidence of drug use in the area. Suspicious activity in the vicinity of the playpark has recently been reported to the Police.

A kit to repair the surfacing under the swing is available for £55 plus delivery. It was agreed that the Clerk go ahead and order this kit. Cllr. Southgate has offered to carry out the work.

HP

T4. Countryside.

Work at the ford – Three posts have been installed in the river above the main ford. These should discourage horses from riding up the river as well as 4x4s.

Cllr. Ranken reported that he has contacted the Environment Agency (EA) about extending the permission already granted for work between the fords and has received different answers; initially he was told it would have to be a new application and then he was told it could be an amendment to the existing permission. Cllr. Ranken and Cllr. Clarke have the forms and are planning to complete them in the next week or two.

Off-roading on the Common – Reports have been received of a 4x4 on the bridleway from Briff Lane to Briff Farm (BUCK 34), however apart from tyre marks there is no evidence of the vehicle.

FINANCE

F1. Cheques signed since last meeting:

Post Office Ltd.

£5.56 Streetlights (2/6/2018 – 2/7/2018).

Signature

Date

Bucklebury Memorial Hall
S. Beeson

£73.73 Rent for meetings 1/4/2018 – 31/7/2018.
£60.00 Refurbishment of horse in play park.

F2. Cheques to be signed by Councillors:

I. J. Agricultural and Fencing £230.40 Three posts in the Pang.
Post Office Ltd. £5.44 Streetlights (3/7/2018 – 1/8/2018).
Helen Pratt £554.27 Clerk's salary for July 2018.

F3. To review current balances and financial position.

Lloyds Current Account balance after all cheques
cleared and lodgements received: £79,123.27
Lloyds Current Account: £80,124.71 On 20th July 2018.
Scottish Widows Reserve Account: £37,738.60 On 1st July 2018.
Scottish Widows Gilroy Account: £4,578.54 On 1st July 2018.

ROUND TABLE COMMENTS

RT1. Tree Bench in the 1970s Cemetery.

Cllr. Southgate commented that he hoped to solicit the help of Mark Brooke to make repairs/improvements to the tree bench, in memory of his grandparents in the 1970s cemetery, which is currently unusable.

RT2. Recreation Ground Gate.

Cllr. Clarke reported that the break in the metal gate onto the Recreation Ground which had been taped up has now been fixed by a local person.

The meeting closed at 9.15pm.

Future Meetings:

Next Planning Meeting:

8pm Wednesday 29th August 2018.

Date of next BPC meeting:

7.45pm Monday 10th September 2018.

Signature

Date