

MINUTES OF BUCKLEBURY PARISH COUNCIL MEETING

Held at Bucklebury Memorial Hall on Monday 14<sup>th</sup> January 2019 at 7.45pm.

PRESENT

Cllr. P. W. Frankum (Chair); Cllr. B. Dickens; Cllr. D. Southgate; Cllr. L. Clarke; Cllr. T. Banks; Cllr. A. Hillerton; Cllr. H. Cairns; Cllr. J. Brims; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

OTHERS

Mr. Edward Holloway; Mr. John Tibble; Mr. David Carrier.

APOLOGIES

Apologies of absence were received and approved from Cllr. R. Ranken, Cllr. A. Aldridge, Cllr. T. Slatford and District Cllr. Q. Webb.

DECLARATIONS OF INTEREST

D1. Declarations of interest.

There were no declarations of interest.

PUBLIC SESSION

PS1. Planning application 18/03238/HOUSE for Avalon.

For the minutes of the discussion on this application, please see the Planning section of these minutes.

MINUTES

M1. Bucklebury Parish Council Meeting Minutes – Monday 10<sup>th</sup> December 2018.

It was resolved that the minutes of the Parish Council meeting held on Monday 10<sup>th</sup> December 2018 were a true reflection of the meeting and they were signed by Cllr. Frankum.

M2. Planning Meeting.

There was no planning meeting in December.

CHAIR'S REPORT

CH1. Gill Brooke.

A thanksgiving service will be held for the late Gill Brooke on Friday 1<sup>st</sup> February at St. Mary's Church, Bucklebury.

CH2. Cemetery Carols.

The donations received at Cemetery Carols totalled £393.30, of this, £68.00 was paid to the Beeson family for the mulled wine and donations of £166 was made to both the Bucklebury Community Bus and the West Berkshire Foodbank.

Cllr. Hillerton reported that the Community Bus committee were very grateful to receive the donation.

CH3. Christmas Cards.

Cllr. Cairns agreed to take on the duty of sending Christmas Cards on behalf of BPC, after Cllr. Frankum has retired from BPC.

CLERK'S REPORT

CL1. Bucklebury Vision.

Cllr. Southgate has incorporated the review comments of the WBC Planning department into the revised copy of Bucklebury Vision. This now needs to be sent to WBC.

It was agreed that an article should go into The Oaks to inform parishioners that there will shortly be a revised version of Bucklebury Vision.

CL2. Dogs on the Common.

The PCSO is understood to have visited, on several occasions, the property on the Common where the dogs have been reported as causing a problem to passers-by. On at least one occasion, no one was in and the dogs were not present. She has also met the

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owners, who are not aware of the issues. The PCSO would like to hear from anyone who has experienced problems, first hand, to get a clearer understanding of the issues.

CL3. Streetlights.

The Clerk reported that SSE Enterprise have written to say the manufacture of the lamps and control gear for the street lights has ceased and they are therefore unable to undertake repairs which require like for like replacement. After the 31<sup>st</sup> March SSE Enterprise will review maintenance rates to allow for maintenance only with no replacement of lamps. They also point out in the letter that existing public lighting should be electrically tested every six years for electrical safety.

It was agreed that the Clerk would contact SSE and ask why the testing is not carried out as part of the maintenance agreement and obtain a quote for the testing.

HP

CL4. Bucklebury Tennis Club

Bucklebury Tennis Club has written to ask for a donation of £200 for tennis coaching of Year 5 pupils from Bucklebury Primary School in FY19/20. This was unanimously agreed.

## PLANNING

Planning applications to be considered.

P1. 18/03021/HOUSE Ramsbury House, The Ridge (Adjacent Parish).

*Single storey breakfast room extension.*

It was agreed that BPC has **no objection** to this application, however it was noted that the site is located on a dangerous section of The Ridge and as a result it was requested that a condition be put on any planning approval that all construction vehicles must be parked within the site.

P2. 18/03226/HOUSE Black Barn, Kiff Green (Adjacent Parish).

*Section 73A: Variation of condition 5: Restrictive garage use, of planning permission 17/01870/HOUSE.*

BPC was not consulted on application 17/01870/HOUSE and it was therefore felt to be inappropriate to comment on this application which is a planning technicality.

P3. 18/03238/HOUSE Avalon, Bucklebury

*Demolition of outbuildings and construction of replacement garage/carport/workshop/garden store.*

This application is for a new double garage and garden store. In the previous application on this site for an extension, a lot of outbuildings and a garage were removed. The proposed garages, in this application, are located behind Saddlers and The Old Smithy. Vehicles will have to pass behind The Barn in order to get to the garages. The structure will be 11m wide, 6.5m deep and 4m high. Currently the garages would be partially screened by a leylandii hedge which is approximately 2.5m high. The garages will only be 17.5m from the rear wall of Saddlers.

The meeting was **closed** for residents to speak.

The following comments were made about the proposal by neighbours:

- Overall it is very large and substantial in size.
- The existing outbuildings on the site are approximately 2.5m high.
- The design is very simplistic and doesn't include hips or other design features.
- There is a bank on the site, and it isn't clear from the plans the height of the garage in relation to the bank.
- With the extension already approved there is a significant increase in development on the site.
- It will give a feeling of overbearing on neighbouring properties.

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- It was questioned whether the proposed structure could be positioned elsewhere on the site where it would be less detrimental to the immediate neighbours.

The applicant commented that a lot of outbuildings were being removed from the site and that he was hoping to improve it. The garage will be at the same level as the drive. The leylandii hedge is on the applicant's land and it had been his intention to remove it. The structure will have an oak frame and be timber clad with a tile roof. If different tiles are used, the height of the ridge could be reduced by 0.3m.

Cllr. Dickens asked whether any other sites had been considered for the garage. The applicant commented that the south east corner of the site had been considered, but for ease of vehicular access to the garage the submitted location was preferred.

The meeting was **reopened**.

It was agreed that BPC **object** to this application on the grounds of the overbearing nature of the proposal on the neighbouring properties and the close proximity to Saddlers.

- P4. 18/03252/HOUSE Hilliers, The Avenue.  
*Ground level swimming pool with automatic safety cover surrounded by natural stone paving. Plant room to be housed in 1.83 x 2.2m shed. Pool to be heated by outdoor air source heat pump located behind plant room.*  
 It was unanimously agreed that BPC has **no objection** to this application.
- P5. 18/03253/HOUSE Wayside, Hatch Lane.  
*Section 73A: Variation of Condition 3 – Materials, of planning permission reference 17/03252/HOUSE (Single storey front extension, dormer roof alterations and first floor extension).*  
 It was agreed that BPC has **no objection** to this application.
- P6. 18/03259/HOUSE 3 Mortons Lane.  
*Proposed rear conservatory.*  
 It was unanimously agreed that BPC has **no objection** to this application.
- Planning decisions made by WBC:
- P7. 18/02838/HOUSE Gable Cottage, Briff Lane.  
*First floor addition for a flat accommodation for groom/dependent relative over existing garage block.*  
 BPC had **no objection** to this application; however, it has been **refused** by WBC.
- P8. 18/02743/HOUSE Nine Elms Cottage.  
*Section 73A Variation of condition (2) approved plans of application 12/01439/HOUSE – Relocation of main entrance, new link to garden room and removal of outbuilding (REF 11/01230/HOUSE consent 4.10.11; partially implemented).*  
 BPC **objected** to this application which has been **withdrawn**.
- P9. 18/02253/FUL The Cottage Inn.  
*Continued change of use of paddock to ancillary use for Public House to provide over spill parking, one off events and family gathering place, including the retention of a children's animal pen and play station.*  
 BPC **objected** to this application when it was originally submitted on the grounds that the change of use was permanent. BPC commented that a temporary application would be **supported**. WBC **approved** the application retrospectively on a temporary basis.

Planning Appeals:

- P10. Land Adjacent to Thatchers, Chapel Row.

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*Erection of one 4-bed dwelling with associated car parking.*

BPC **objected** to this application which was **refused** by WBC. The applicant took the decision of WBC to appeal and the application has subsequently been **dismissed**.

P11. 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.*

BPC had **no objection** to this application which was **refused** by WBC. The applicant has taken the decision of WBC on this application to appeal; the start date of the appeal is the 7<sup>th</sup> January 2019.

## DISTRICT COUNCILLOR'S REPORT

DC1. Bushnells Green Farm.

Cllr. Brims asked about progress with planning application 18/01470/FULD for the retention of the timber lodge at Bushnells Green Farm for a farm worker. It is understood that the application will be considered by the Eastern Area Planning Committee in the near future. If they are minded to approve it, it will then be considered by the District Planning Committee because it is contrary to WBC Planning Policy. The length of time it is taking WBC to determine this application was considered to be very unsatisfactory.

DC2. Pot Holes.

WBC has received a further two million pounds from the national pothole fund. Parishioners were encouraged to report any potholes to WBC.

DC3. Business Rates Pilot.

District Cllr. Pask reported that last year WBC took part in a pilot whereby a larger percentage of business rates, paid by businesses in the area, were returned by central Government to WBC. In the past these have been passed to central Government and only 20% received back. This year and into the future, it has been agreed that WBC will receive an addition 1.7million over and above the 20%.

## TOPICS

T1. Tree Surveys.

The Clerk has obtained a quote to carry out Health and Safety inspections of the trees on the land which BPC is responsible for: the meadows, the Cemetery, the Hockett field and the Playpark. The quote for the work at the Playpark includes the trees along the front boundary of the Memorial Hall.

It was agreed that the Clerk would seek a second quote for the inspections.

HP

T2. Bucklebury Meadow.

It was reported that the rotten gate post which held the kissing gate between the two meadows has been replaced. Work on the hedges should be carried out over the next few weeks.

T4. Hockett Field.

OJM contracting levelled the old bike track in the Hockett field before Christmas. Cllr. Frankum suggested that wild flower seeds be sewn in the area flattened to increase the diversity. Cllr. Frankum will investigate the cost of sewing seed over the area.

Cllr. Hillerton commented that there is no sign at the Hockett field to indicate that it belongs to BPC and is open to Bucklebury Parishioners. Initially the following wording was agreed for a sign: "Hockett Field For the use and enjoyment of Bucklebury parishioners". However, it was then suggested that an information board like the ones on the meadow might be better. The Clerk will investigate.

HP

T5. Cemetery and Chapel.

It was agreed that a working party will be held on Saturday 2<sup>nd</sup> February.

Cllr. Cairns agreed to take on the responsibility of co-ordinating Cemetery Carols in the future.

T6. Fred Dawson Playpark and the BMX Track.

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**Update on weekly inspections** – No new issues have been raised.

**Donation for the BMX Track** – The Clerk reported that she had spoken to the representative of the anonymous benefactor and the intent was for the donation of £5,000 made to Bucklebury Memorial Hall to be used for the BMX track going forwards into the future.

Cllr. Hillerton reported that having consulted the users of the BMX track, they would prefer the surface to stay as is. Odin Manner, who currently cuts the grass is willing to bring the track back up to standard and then maintain the track on an ongoing basis. It was suggested that the donation of £5,000 should be moved to a separate account which has a representative signatory from both BPC and the Memorial Hall Committee.

**Consideration for replacing the remaining fencing** – It was resolved to accept the quote of £1,640 plus VAT for the replacement of the remaining old fence around the playpark.

T7. Annual Parish Assembly – Friday 10<sup>th</sup> May, Victory Room.

It was agreed that Jon Winstanley, the new head of Highways at WBC be asked to speak at the Annual Assembly.

HP

T8. Countryside.

**Posts in the Pang** – No problems have been reported of vehicles in the Pang.

**Application to the EA** – The application made to the EA for extra structures to deter vehicles from driving up and down the riverbed has been approved. Cllr. Clarke was keen to look at installing the bollards in the river immediately adjacent to the main ford to prevent vehicles going around in circles/doughnuts in and out of the river, however it was agreed to leave this work.

**Rights of Way** – No issues were reported with Rights of Way; the Harris fencing which is restricting the use of the byways with TROs on them is generally working well

**Off-roading** – Cllr. Cairns reported that GLEAM is still working to maintain green lanes and produces two newsletters a year.

FINANCE

F1. Ratify the budget for FY19/20.

It was resolved to approve the budget for FY19/20; see end of minutes.

F2. Ratify the precept.

It was ratified that the precept for FY19/20 will be £25,500.

Bucklebury Parish Council – meadows.

The Clerk reported that a new savings account with Lloyds has been opened specifically for the meadows. The money received on the completion of the transfer of the land from David Wilson Homes (£37,831.60) has been transferred to the new account from the current account.

F3. Cheques to be signed by Councillors:

CR Landscapes	£1,084.28	Cemetery grounds maintenance.
Post Office Ltd.	£5.44	Electricity for streetlights (4/12/18 to 2/1/19).
SSE Contracting Ltd	£19.97	Maintenance of streetlights for December quarter.
OJM Farm Contractors	£516.00	Levelling of the bike track at the Hockett field.
The Alpha Xperience	£23.00	Printing of Carol sheet.
P.W.Frankum	£2.98	Expenses for Cemetery carols.
S. Cornell	£40.00	Cleaning of bus shelters.
Helen Pratt	£554.27	Clerk's December salary.

F4. To review current balances and financial position.

Lloyds Current Account balance after all cheques cleared and lodgements received:	£43,630.08	
Lloyds Current Account:	£85,658.60	On 20 <sup>th</sup> December 2018.
Lloyds Business Instant Account for meadows.	£37,831.00	On 14 <sup>th</sup> January 2019.
Scottish Widows Reserve Account:	£37,738.60	On 1 <sup>st</sup> July 2018.
Scottish Widows Gilroy Account:	£4,578.54	On 1 <sup>st</sup> July 2018.

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REPORTS

RP1. Victory Room.

Cllr. Brims reported that the following events are being organised by the Victory Room Committee:

- Ceilidh – Saturday 9<sup>th</sup> February, tickets £20.00.
- Wine tasting evening with The Wine Man – Saturday 23<sup>rd</sup> March, tickets £20.00.
- Bucklebury Beerfest – Saturday October 12<sup>th</sup> 2019.

ROUND TABLE COMMENTS

RT1. Heating in the Committee Room.

The Committee Room tends to be quite cold for meetings; it was agreed that Cllr. Dickens would raise this with the Memorial Hall Committee.

BD

RT2. Stones, Logs and Planting on Manorial Waste.

There appears to be an epidemic of stones and logs on manorial waste land in the parish. It was agreed that Cllr. Southgate would raise this with District Cllr. Pask.

DS

The meeting closed at 9.30pm.

**Date of next BPC meeting: 7.45pm Monday 11<sup>th</sup> February 2019.**

**Date of next Planning Committee: 8.00pm Monday 25<sup>th</sup> February 2019.**

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