

Minutes of Bucklebury Parish Council Planning Committee
Meeting held on Monday 26th January 2015 at 8.00pm in The Victory Room, Bucklebury.

Present: Mr. B. Dickens (Chairman); Mrs. H. Cairns; Mrs. P. W. Frankum; Mr. T. Banks; Mrs. A. Hillerton; Mr. A. Aldridge; Mr. T. Slatford; Mr. J. Brims; Mrs H. Pratt (Clerk).

Others: Rupert Hartley Russell; Simon Hunt; Dini Hunt; Camilla Kingham.

Apologies: Mrs. L. Clarke; Mr. A. Dunkerton.

Declarations of Interest:

There were no declarations of interest.

P1. 14/03257/FULD Bucklebury Farm Park.

Siting of a log cabin to provide on-site staff accommodation at Bucklebury Farm Park.

Mrs. Frankum and Mr. Brims introduced the application for a timber framed chalet. The site was described as being very visible from Pease Hill, particularly to walkers at this time of year. An alternative site closer to the actual buildings of the Farm Park would be preferred. The report of financial viability submitted with the application is not a public document and not shared with BPC.

The meeting was **closed** for members of the public to speak.

Mr. Hartley Russell said that he had considered the comments of BPC on their site visit and could understand the preferred site. On being asked about the justification for the proposal, he said that as the farm managers now live further away from the site, there is a need for someone on site for the animals' welfare and for security.

The accommodation would be for the farm manager.

Mr. Hunt said that he was a big user of the Farm Park, but was concerned that this would be the first of a number of houses, particularly if the Farm Park doesn't prosper at any stage in the future.

Ms. Kingham said that from Old Hawkridge House she was conscious of the success of the Farm Park from the number of vehicles parked in the carpark. She was concerned about additional lights and in particular agricultural style lights, a number of which were clearly visible across the valley. She asked about it setting a precedent and whether there would any additional needs for housing on site in the future.

Mr. Hartley Russell commented that he felt the site closer to the Farm Park buildings was better and that he expects any permission to have an agricultural occupancy condition on it.

A question was asked about the sewage system and Mr. Hartley Russell said that he expected the chalet to have its own klargester.

Photographs of a log cabin similar to that proposed were circulated.

Developments, during the 22 years the Farm Park has been open, have utilised permitted development and full planning permission. Any future developments would need planning permission and have to be considered on their merits.

Ms. Kingham asked whether it might be possible to provide accommodation within the existing Farm Park buildings; this was not felt to be possible if the right candidates were to be employed.

The meeting was **reopened**.

It was unanimously agreed that BPC **objects** to this application on the grounds of the siting. A site nearer to the existing Farm Park buildings would be preferred, with a tie to the Farm Park and for agricultural occupancy. An external lighting plan and a visual montage showing the visual impact of the development would be useful.

Signature.....

Date.....

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P2. 14/02955/AGRIC Track Adjacent to Holly Farmhouse, The Slade.

Track: Length 859.0m Width 3.4m.

There was discussion about the materials to be used for the track and the turning circle; the latter will be composed of quarry stone.

Concern was raised about the access route to the south end of the track (Holly Farm).

The proposed route is understood to be Holly Lane to the Ridge; however this is a “quiet lane” and without passing points. Going out through The Slade is not considered practical.

Footpath BUCK 91/2 which runs alongside the proposed track was discussed as this path is impassable and walkers currently have to walk down the side of the field.

The meeting was closed at 8.55pm.

Next Planning Committee Meeting:	Monday 23 rd February 2015 – 8pm, Victory Room.
Next BPC Meeting:	Monday 9 th February 2015 - 7.45pm, Memorial Hall.

Signature.....

Date.....
Planning Committee 2015/2