

Minutes of Bucklebury Parish Council Planning Committee.

Meeting held on Monday 23<sup>rd</sup> January 2017 at 8.00pm at Bucklebury Memorial Hall, Upper Bucklebury.

Present: Cllr. B. Dickens(Chairman); Cllr. J. Brims; Cllr. A. Hillerton; Cllr. T. Banks; Cllr. W. Frankum;  
Cllr. L. Clarke; Mrs H. Pratt (Clerk).

Apologies: Cllr H. Cairns; Cllr. A. Aldridge.

Declarations of Interest:

There were no declarations of interest.

P1. 16/03521/CERTE Marlston Farm.

*Use of land as domestic garden.*

The following comments were made on this application for a Certificate of Lawfulness: there is no independent evidence in the application and whilst the hedge has been moved and the ha-ha constructed there is no evidence of continuous use of the land as domestic garden. BPC considered that there was insufficient evidence for a certificate to be granted.

P2. 16/03522/CERTE Marlston Farm.

*Erection and use of building and adjoining land as a separate independent dwelling.*

The planning history of the garaging/living accommodation in question was explained. It was noted that the original application for a 3 bay garage was never developed as per the application. When councillors visited in response to application 16/01526/FULD for ancillary use of the garage they were assured that it was being used in this way; that application was refused. This leads to some question over the accuracy of the evidence provided.

It was considered that this application was trying to regularise a new build in the AONB, outside of the settlement boundary which would be very unlikely to be approved.

Review of Planning List of Locations being Monitored.

RT1. 8 Broad Lane.

The Clerk will follow up on this site with Richard Beech (WBC Enforcement officer).

RT2. Chestnut Cottage.

New owners have instructed a garden designer and fruit trees have been planted on the agricultural land. Cllr. Brims was of the opinion that some of the new borders were partially on agricultural land and that the hedge was not on the edge of the domestic curtilage. This will be referred to Mr. Beech.

RT3. Osgoods Gully.

Cllr. Frankum commented that she was sure that the outbuilding to the north of site was been used as domestic accommodation. She will have a look next time she is in the vicinity.

RT4. Rochestown House.

The appeal decision on the accommodation at Rochestown House was dismissed. It is currently unknown whether the accommodation is still being rented out. Cllr. Clarke will make enquiries.

RT5. Autumn House, Byles Green.

The land to the rear of Autumn House continues to be close mown and to contain children's play equipment. This needs to be re-raised with Mr. Beech.

RT6. Leaffield and Brimstone Cottage, Little Lane.

Both of these properties have purchased paddock land, which is being incorporated into domestic curtilage (it is more apparent at Leaffield).

Signature.....

Date.....

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RT7. Wimbles Wood Cottage (formerly Anyho), Long Grove.

It is noted that there is building on the site which is in addition to the planning approval granted in the last few years. This needs to be reported to Mr. Beech.

RT8. Paxton House, Sadgrove Lane.

It is noted that the new owners have grubbed out the hedge around the domestic curtilage and the agricultural land to the east. This happened during the autumn of 2016. It was agreed they should be sent a copy of the BPC letter about agricultural curtilage being incorporated into domestic curtilage requiring planning permission.

RT9. Briffons, Chapel Row.

It was noted that the field below the house now contains a lot of children's play equipment. The BPC letter about agricultural land being incorporated into domestic curtilage will be sent to the owners.

RT10. Raemar, Little Lane.

Concern was raised about a chalet which has been constructed in the rear garden.

The meeting was closed at 9.20pm.

Next BPC Meeting:	Monday 13 <sup>th</sup> February 2017 – 7.45pm, Memorial Hall.
Next Planning Committee Meeting.	Monday 27 <sup>th</sup> February 2017 – 8pm, Memorial Hall

Signature.....

Date.....  
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