

Minutes of Bucklebury Parish Council Planning Committee

Meeting held on Monday 22<sup>nd</sup> May 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. H. Cairns; Cllr. A. Aldridge; Cllr. D. Southgate; Mrs. H. Pratt (Clerk).

Others: Cllr. G. Pask (District Councillor); Mr. David Hickson (Zin Zan Place).

Apologies: Cllr. T. Slatford; Cllr. P. W. Frankum; Cllr. L. Clarke; Cllr. R. Rankin.

Declarations of Interest:

There were no declarations of interest.

P1. 17/01123/HOUSE Stag Cottage, Zin Zan.

*Detached garden studio.*

Cllr. Cairns gave an overview of the application and the planning history at the site. The meeting was **closed** for Mr. Hickson to speak.

Mr. Hickson said that he had sent a letter of objection to WBC about this application. He explained that the plans show the impact on Robin Cottage, but make no reference to the impact it will have on Zin Zan Place. All of the windows to the rear of his property will be impacted by this proposal which will actually reduce the light to his garden.

The meeting was **reopened**.

It was unanimously agreed that BPC **object** to this application on the grounds that it is overdevelopment of the site.

P2. 17/01015/HOUSE Elm Wood.

*Alterations and extension to front, side and rear.*

Cllr. Brims explained the application and commented that permission exists for a modern dwelling to replace the existing house. Ownership of the house has changed twice in the last few years.

This proposal is an increase on the existing of 16% and was felt to enhance the existing house.

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

P3. 17/01165/CERTE Marlston Farm, Marlston.

*Use of land as domestic garden.*

Cllr. Cairns explained the difference between this application and the previous application (16/03521/CERTE) which was determined to be unlawful by WBC.

It was agreed that BPC had **no comments** to make on this application.

P4. 17/01012/FUL – Land at Harts Hill Copse.

*Gas fuelled capacity mechanism embedded generation plant to support the National Grid.*

Cllr. Southgate had done some background reading on gas fuelled generation plants prior to the meeting and raised the following points:

- The Noise Assessment, commissioned by the applicant refers to the nearest residential receptors being Park Farm and Burdens Heath. In reality, one could argue that the nearest receptors would be the public rights of way THAT 5/1, BUCK 144/1 and BUCK 28A/3 (the latter 2 being within the AONB).
- The Air Quality Assessment, again commissioned by the applicant doesn't expect the air quality objective to be exceeded; this is largely because the air quality at the site is very good.
- Both the Noise and Air Quality Assessments are based on the equipment running at 'full generation capacity'. There is no mention of start-up and shut-down, which by the nature of this facility is expected to happen on a regular basis.

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- The Noise Assessment doesn't mention transient noise levels from turbines or transformers.
- There is no reference to the nearest gas main (at the bottom of Harts Hill) or which high voltage cables will be used for distribution of the power.
- There is no model for the emissions of carbon-dioxide.
- There was some concern over the heat emissions and the impact it would have on the thermals above the site. Currently a significant number of light aircraft, gliders, power gliders etc. fly over the area.
- There is no reference to the protection of ground water.

It was agreed that BPC should add this information to the observations already sent to WBC and note that BPC is not against this form of power generation, but it must be in the right location.

Round Table Discussion:

RT1. Annual Parish Assembly.

Cllr. Banks commented that Rose Somerset, the speaker at the Annual Parish Assembly was very good, but that it was a pity that more parishioners weren't present to hear what she had to say. There was some question about what can be done to encourage more people to attend.

The meeting was closed at 8.55pm.

Next BPC Meeting:	Monday 12 <sup>th</sup> June 2017 – 7.45pm, Memorial Hall.
Next Planning Committee Meeting.	Monday 26 <sup>th</sup> June 2017 – 8pm, Memorial Hall

Signature.....

Date.....  
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