

Minutes of Bucklebury Parish Council Planning Committee

Meeting held on Monday 27th November 2017 at 8.00pm in Bucklebury Memorial Hall, Upper Bucklebury.

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

Others: Patrick Todd (Wasing Estate); Mr and Mrs. Lee.

Apologies: Cllr. A. Aldridge; Cllr. R. Rankin; Cllr. T. Slatford.

Declarations of Interest:

There were no declarations of interest.

P1. 17/02859/FULD Wimbles Barn, The Wimbles, Harts Hill Road (Adjacent Parish).

Change of use and conversion of existing barns to a residential dwelling, ancillary store together with residential amenity space, landscaping, parking and associated works.

Whilst this application is described as a conversion, it was suggested that a complete rebuild of at least one of the structures was required due to lack of foundations and the need to dig out the floor. The buildings have a basic clap-board finish and at the time of the visit you could easily see through the clap-board into the buildings. The access onto Harts Hill Road is very dangerous. There is a very old, large yew tree behind the store building which, it was felt, should be protected. Currently the buildings are rented out for storage.

The meeting was **closed** for Mr. Todd and Mr. and Mrs. Lee to speak.

Mr. Lee made the following points:

- The buildings are not redundant, given that they are currently in use for storage.
- The yew tree is likely to be clipped by any large vehicles which have to access the site.
- The track from Harts Hill Road has been maintained by the residents who do not own it.
- Some of the details in the Design and Access statement are incorrect.
- The buildings have been used for storage for at least the last 30 years.
- There is a badger set within 150m of the site.
- There is some confusion over the edge of the curtilage which is only 50cm from the edge of the building in places.
- Concern over light pollution from external lights.

Mr. Todd commented that Highways had commented on the application and didn't have any objection. The proposal is for a starter home in the countryside which will look better than the existing buildings. Lighting could be a condition of any planning approval granted. The new dwelling will be on the same footprint as the existing buildings.

A comment was made that the location isn't really sustainable and a car would be required. Bucklebury Vision is in favour of starter homes.

The meeting was **reopened**.

It was agreed with that BPC **object** to this application due to it being on agricultural land, outside of the settlement boundary and not in a sustainable location.

Essentially it is a new build in the countryside.

Signature.....

Date.....

Planning Committee 2017/12

P2. 17/03052/HOUSE Wayside, Hatch Lane.

Singles storey front extension, dormer roof alterations and first floor extension.

There was a similar application for this site last year, which was approved by WBC, although BPC objected. This application removes the garage element of the previous proposal (which was BPC's main cause for objection), but increases the ridge height; it would still be lower than both its neighbours.

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

RT1 **Civic Carol Service.**

Cllr. Frankum commented that she had received an invite to the Civic Carol Service in Thatcham on Sunday 10th December at 4pm.

RT2 **Playpark.**

Cllr. Hillerton reported that she had attended a RoSPA training session and as a result has drawn up a more detailed check list for the weekly inspections of the playpark. The BMX track needs to be added to the inspection regime. At the training, it was suggested that an external company should carry out additional checks on a three monthly basis; the Clerk understood from the insurance company that these additional checks were only required for busy play areas. The Clerk will raise the question with the insurance company.

Cllr. Dickens, Cllr. Brims and Cllr. Cairns all offered to take turns at carrying out the inspections of the playpark.

Whilst on the training Cllr. Hillerton asked for any advice on maintaining the BMX track. A new suggestion was put forwards to only tarmac the parts which are prone to problems, rather than the whole track.

RT3. **Defibrillator in The Slade.**

Cllr. Brims asked if all residents of The Slade and Tylers Lane had been consulted on whether they would be willing to host the defibrillator. Cllr. Cairns said that she would send an email round to the residents.

RT4. **Mortons Chapel.**

Cllr. Southgate gave an update on his research into the history and its ownership. It was built in 1839, cost £400 and was opened on the 31st July 1842. Some of the land was purchased from Apple Tree Cottage in 1933 and some was sold back to Apple Tree Cottage in more recent times. Some the land has also been sold to The Dell.

The ownership of the Chapel today remains uncertain, given that there is no congregation.

The meeting was closed at 9.10pm.

Next BPC Meeting:	Monday 11 th December 2017 – 7.30pm, Memorial Hall.
Cemetery Carols:	Monday 18 th December 2017 – 6.00pm.
Next Planning Committee Meeting.	No Planning meeting in December.

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Planning Committee 2017/13