

Minutes of Bucklebury Parish Council Planning Committee

Meeting held on Monday 29th April 2019 at 8.00pm in Bucklebury Memorial Hall, Upper Bucklebury.

Present: Cllr. P. W. Frankum (Chairman); Cllr. T. Banks; Cllr. H. Cairns; Cllr. A. Aldridge; Cllr. L. Clarke; Cllr. D. Southgate; Cllr. R. Ranken; Mrs. H. Pratt (Clerk).

Others: Bernard Unamba-Oparah; John Berry (resident of Summerfield, The Ridge); Simon and Rebecca Vanstone (residents of Ridge End Barn); Andreas Hempell (applicant of application 19/00906/FULD).

Apologies: Apologies were received and accepted from Cllr. J. Brims, Cllr. B. Dickens, Cllr. T. Slatford and Cllr. A. Hillerton.

Declarations of Interest:

There were no declarations of interest.

- P1. 19/00832/REM Land adjacent to Summerfield, The Ridge (Adjacent Parish).
Approval of reserved matters following outline permission 16/02529/OUTD – Change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters seeking consent – Access, landscaping and scale.
Cllr. Cairns introduced this application and raised concerns about the three separate driveways which will open onto the Ridge through the existing hedgerow. The meeting was **closed** for the neighbours of the site to speak. It was reported that the ridge height of the proposed dwellings has been reduced to 7-8m high, which is comparable to the dwellings on the north side of The Ridge, however the new dwellings have an average size of approximately 300m² as opposed to 240m² on the north side. The ridge height of each of the dwellings will still be significantly higher than either of the properties at either side of the proposed development. The hedge which is currently along the edge of the field against the road is a major concern; it is believed that 60% of it will be lost. The plans are believed to be misleading (or inaccurate) in a number of the drawings. The meeting was **reopened**. It was unanimously agreed that BPC **objects** to this application on the grounds of access, loss of the hedge, impact on the street scene, lack of variation in the style and size of the houses and possible inaccuracies in the drawings.
- P2. 19/00888/HOUSE Fifield Farm.
Conversions of existing storage outbuilding into gym. New garden/games room. New link between existing and new garden/games room.
It was unanimously agreed that BPC has **no objection** to this application.
- P4. 19/00906/FULD Farm Buildings Opposite River Barn, Marlston.
Change of use of the barn to form a 4 bedroom dwelling and associated works.
Cllr. Ranken reported that the barn has been empty for some time. The proposal is for a single level dwelling of exactly the same footprint as the existing barn which is within the AONB. The nearest neighbour is River Barn Cottage. Whilst it was agreed that the barn was capable of conversion, it was questioned whether it was worthy of conversion. It was noted that the barn is not in a sustainable location and would not enhance or conserve the AONB. It was agreed that in principal, BPC would not object to conversion of the barn to a dwelling. However, BPC **objected** to the proposed design in terms of the potential light pollution and the proposed materials for cladding the conversion.

Signature.....

Date.....

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Round Table Comments

RT1. Littlebourne, (formerly Avalon) Bucklebury Village.

Concern has been raised by neighbours that the extension at Littlebourne is not being built according to the planning permission; additionally, questions have been asked about why BPC had no objection to the application.

It is believed that the apex of the new roof was supposed to be 1.3m higher than the original roof line, but in reality, it is 1.4m.

From the Recreation Ground, the roof looks very imposing, but it is not yet finished. The finished height of the roof will be lower than The Old Police House and Housemartins.

Neighbours were consulted on the application when BPC was consulted; their main concern at the time was the loss of the monkey puzzle tree, no concerns were raised about the extension.

The meeting closed at 9.05pm.

Bucklebury Annual Assembly	Friday 10 th May 2019 – 7.45pm in the Victory Room
Next BPC Meeting:	Monday 13 th May 2019 – 7.45pm in the Committee Room.
Next Planning Committee Meeting:	No planning meeting in May.

Signature.....

Date.....
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