

Minutes of a virtual meeting of Bucklebury Parish Council Planning Committee held via Zoom on Monday 26th April 2021 at 7.45pm.

Present: Cllr. J. Brims (Chairman); Cllr. B. Dickens; Cllr. P. Spours; Cllr. A. Hillerton; Cllr. D. Southgate; Cllr. L. Clarke; Cllr. H. Cairns; Cllr. F. MacCallum; Cllr. B. Unamba; Cllr. R. Ranken; Mrs. H. Pratt (Clerk).

Others: Three parishioners were present.

Apologies: Apologies of absence were received and accepted from Cllr. T. Slatford.

Declarations of Interest.

There were no declarations of interest.

Minutes of meetings.

M1. The minutes of the Planning Committee meetings held on Monday 22nd February 2021 and Monday 22nd March 2021 were agreed as true records of the meetings and will be signed by Cllr. Brims.

Planning applications WBC has consulted BPC on:

P1 21/00731/HOUSE Nuttage House, Pease Hill.

Proposed alteration and extension works to the annexe building at Nuttage House.

An earlier application to extend the annexe was refused by WBC and dismissed on appeal.

It was confirmed that the applicant is willing to undertake a unilateral S106 agreement that the annexe cannot become a completely independent dwelling and must always be ancillary to Nuttage House.

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

P2. 21/00691/HOUSE Holly Trees (formerly Chapel Row Cottage).

Alterations to the attached garage to raise the roof and insert dormer windows to the front and rear. Alterations to the rear of the property to create a circulation corridor at first floor level with dormer windows.

Dormer windows to both faces of the eastern end of the property.

Originally, Holly Trees was a pair of semi-detached cottages. Over the years there have been a number of extensions including a conservatory, although this does not appear to be the conservatory listed in earlier planning applications.

The current application will not extend the footprint of the building, but will increase the roof height above the barn and add windows in the roof, making the space more usable.

The meeting was **closed** for the applicant to speak.

The applicant commented that the aim was to make the garage component of the cottage look more like a barn. It was confirmed that pre-planning advice had not been sought.

The meeting was **reopened**.

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

P3. 21/00809/HOUSE Nine Elms Cottage, The Avenue.

Front rear and side extensions with rooms in the roof. Single storey link and extension to the guest annexe.

There have been a significant number of planning applications for this site over the last decade, some have been approved and some withdrawn. The current application is smaller in footprint than the already approved

Signature.....

Date.....

Planning Committee 2021/11

applications, which are still extant as work has been started.

It was unanimously agreed that BPC has **no objection** to this application, subject to the outbuilding to the south west of the site being demolished.

P4. 21/00792/FULD

82-83 Roundfield.

Erection of 2 No. semi-detached dwellings. Sections 73 application to vary Condition 2 (Approved Plans) of previously approved planning permission 20/02771/FULD.

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

P5. 21/00817/FUL

The Memorial Hall.

Insertion of external door to toilets.

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

P6. 21/00855/HOUSE

Hilliers, The Avenue.

Replacement of conservatory with single storey extension.

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

P7. Sovereign Proposal for Paradise Way.

Sovereign Housing Association are proposing to demolish numbers 5 to 10 Paradise Way (6 properties) and replace them with a mix of 10 two and three bedroom houses. Sovereign Housing Association don't believe it is cost effective to upgrade the existing properties. Cllr. Brims has spoken to Sovereign Housing Association and they are willing to present their plans to BPC. It was agreed that this offer be accepted and that existing residents of Paradise Way be invited to a virtual presentation on Monday 10th May. *This was subsequently changed to Monday 24th May.*

It is understood that Sovereign Housing Association will consider comments up until the 28th May, prior to them submitting a planning application to WBC. The proposed build is expected to take approximately 18 months. It is felt that the proposal is more about increasing the number of houses in the area and that the existing houses could be upgraded. It would potentially make more sense to develop the area shown as the "Ecological Enhancement" on the plan (to the east of 10 Paradise Way).

Concern was raised about what provision will be made for the existing residents some of whom may be vulnerable; only one of the properties is empty. It is understood that another bungalow in Paradise Way will be available shortly. Existing residents are to be offered "home loss benefits".

It was agreed that Cllr. Brims would draft a letter to be delivered to each of the affected properties, inviting residents to give BPC their thoughts on the proposal and to attend the virtual presentation to be given by Sovereign Housing Association. Cllr. Spours will hand deliver the letter and speak to the residents concerned.

P8, To receive an update on the Working Group on the proposed NE Thatcham Development.

Cllr. MacCallum reported that £1,750 has been received in donations, in addition to the £1,000 which BPC has pledged to fund work to oppose the NE Thatcham development, but more funds are needed to engage with consultants.

Cllr. Slatford and Steve Beeson have met with the developers of the proposed Colthrop Village. Whilst the plans look promising, there is a question about what effect supporting this proposal would have on opposition to NE Thatcham.

A meeting was held with surrounding parishes affected by the proposal which went well. Other parishes were complementary of the work carried out by the Bucklebury group and are supportive of the opposition, but it is not clear how this might translate into funding or how that might be managed. Cllr. Dickens commented that BPC was the only parish who had taken any follow up action after the submission of objections.

It is understood from Mike Robinson the planning consultant that Stage 2 of the Emerging Local Plan will not be published until at least June and there are rumours it could be as late as the autumn.

Signature.....

Date.....

Planning Committee 2021/12

Responses to the Facebook Live session with District Cllr Hilary Cole and Bryan Lyttle held on the 8th March have recently been published on the WBC website, but there are no responses to the questions on the potential impact on traffic.

Julian Dobbins has been doing a lot of work on the environmental impacts of the proposed development. He supports the use of an environmental consultant, recommended by Debby Reynolds, but this will cost.

Thatcham Town Council is writing a letter to the Newbury Weekly News saying that Thatcham, Bucklebury, Cold Ash and Midgham Town and Parish Councils are working together to oppose the proposed development.

The cost of consultants for stage 2 is expected to be in the region of £15,000 to £20,000, but it is hoped that this cost can be shared with neighbouring parishes. The environmental consultant is expected to cost £4,500. Questions were asked about how the expected cost is to be split with neighbouring parishes.

Cllr. Unamba commented that there has to be a strategy and people need to understand and know what their donations are funding; at the current time, he didn't feel there was justification to make contributions and therefore felt unable to contribute himself or ask other people.

Cllr. Spours responded that the opposition group will only know the full picture of what is being opposed when the Stage 2 document is published, but by that time, it will be too late to raise sufficient funds, and engage consultants to act on our behalf; Bucklebury and surrounding parishes need to be prepared.

Round Table Comments:

RT1. Bole Cottage.

Cllr. Cairns asked if there had been any update on Bole Cottage; the Clerk will enquire with the WBC Enforcement team.

RT2. Defibrillator.

Cllr. Spours reminded the Clerk that the pads on the Chapel Row defibrillator will shortly expire. Concern was raised about the possible insurance implications of replacing them and training to carry out the task.

RT3. The Oaks Article.

Cllr. Unamba commented that Cllr. Slatford's article on the NE Thatcham development proposal explained the situation very well and residents were much better informed.

The meeting closed at 9.30pm.

Date of forthcoming Meetings:

Bucklebury Annual Parish Council: Thursday 6th May 2021 at 6.30pm (Zoom)

Bucklebury Annual Assembly: Thursday 6th May 2021 at 7.45pm (Zoom)

Bucklebury Planning Committee: Monday 24th May 2021 at 7.45pm (All Saints Hall, Upper Bucklebury)

Signature.....

Date.....

Planning Committee 2021/13