

Minutes of a meeting of Bucklebury Parish Council Planning Committee at The Victory Room Bucklebury on Monday 22<sup>nd</sup> November 2021 at 7.45pm.

Present: Cllr. J. Brims (Chairman); Cllr. P. Spours; Cllr. L. Clarke; Cllr. D. Southgate; Cllr. H. Cairns; Cllr. B. Dickens; Cllr. B. Unamba-Oparah; Cllr. J. Allum; Mrs. H. Pratt (Clerk).

Also Present: One parishioner, the applicant and agent for application 21/02821/HOUSE (Marywell), and two objectors to application 21/02657/FULD (Wimbles Barn).

Apologies of Absence.

Apologies of absence were received and accepted from Cllr. A. Hillerton and Cllr. R. Ranken.

Declarations of Interest.

There were no declarations of interest.

Public Session.

1. No matters were raised during the public session.

Minutes of meetings.

2. It was resolved that the minutes of the Planning Committee meeting held on Monday 25<sup>th</sup> October 2021 were a true record of the meeting and they were signed by Cllr. Brims.

Planning applications WBC has consulted BPC on:

3. 21/02821/HOUSE Marywell, Chapel Row.  
*Erection of single-storey rear extension to south elevation and erection of two-storey front infill extension.*

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

4. 21/02657/FULD Wimbles Barn (Adjacent Parish).  
*Change of use and conversion of existing barns to a residential dwelling and ancillary store, together with residential amenity space, landscaping, parking and associated works.*

This application is a resubmission of application 17/02859/FULD which was approved in March 2018 and expired in March 2021. An application to fulfil conditions was applied for in March 2021, but withdrawn in June 2021.

Since the 2017 application, the yew tree on the site has been the subject of a TPO and is therefore protected.

The application is made under policy C4, for the conversion of existing, redundant, agricultural buildings. However, substantial rebuilding needs to be carried out on the buildings and the building is not redundant. It is therefore felt that it should be considered under policy C1 (new builds in the countryside).

The meeting was **closed** for objectors to speak.

Objectors commented that the site is outside of any settlement area and should be considered under policy C1 because it is a new build in the countryside. The alleged barn is in reality a cowshed built over 100 years ago. Major building works are required for the proposal including new roofs, beams, rafters, windows, doors and the lowering of floors (which will require the removal of a concrete slab floor). The building for conversion to a store is a derelict building.

Signature.....

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The proposed waste water plant is in a field outside of the proposed curtilage which hasn't been ploughed in living memory.

Light pollution will occur across the Valley and impact on a nearby listed building.

The immediate area of the barn currently benefits from a diverse range of wildlife including a fox den within 30m, a badger set within 100m, voles, bats, owls and field mice.

The location is unsustainable; the nearest bus stop is in the middle of Upper Bucklebury, which requires walking along Harts Hill Road where there is no pavement.

The meeting was **reopened**.

It was unanimously agreed that BPC **objects** to this application. It was further agreed that Cllr. Dickens would contact District Cllr. Pask about this application being considered by the Eastern Area Planning Committee if the case officer is minded to approve it.

5. 21/02639/LBC2

Copyhold Farm, Hatch Lane.

*Dismantling and storing timber frame for future rebuilding.*

It is understood that the timber frame would be clearly numbered, labelled and preserved during the dismantling stage, in order to allow for a future reconstruction of the barn.

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

6. To receive an update from the Opposition to NE Thatcham Development Working Group.

Cllr. Spours reported that there had been a meeting with Thatcham Town Council, attended by Cllr. Dickens and Julian Dobbins. Everyone is waiting for news of the next stage for the Local Plan. There is a move to examine the biodiversity and ecology of the site more closely during the extra time. Thatcham Town Council have not yet carried out any work on the traffic modelling, but are waiting for WBC to present their traffic findings. There have been further discussions and questions about the details of the proposed infrastructure included in the plan.

Round Table Comments:

7. COVID and Meetings.

All councillors are being asked to take a lateral flow test prior to attending meetings. It was agreed that this should be extended to visitors to meetings, or alternatively they be asked to wear masks for the duration of their stay at meetings.

8. Parking at the top of Harts Hill Road (outside the Saab garage and panel beaters).

This has been reported to PCSO Sarah Preston.

9. Noise Pollution from Air Source Heat Pumps.

A comment was made about the potential noise pollution from air source heat pumps should the 2,500 new homes to the NE of Thatcham be developed.

10. Coffee Morning – Thursday 25<sup>th</sup> November.

Those present, were reminded of the Coffee morning to take place in the Oak Room on Thursday at 10.30am.

The meeting closed at 8.45pm.

**Date of forthcoming Meetings:**

**Bucklebury Parish Council: Monday 13<sup>th</sup> December 2021 7.30pm (The Victory Room, Bucklebury)**

**Bucklebury Planning Committee: No planning meeting in December.**

**Cemetery Carols: Monday 20<sup>th</sup> December at 6pm in the Cemetery, Byles Green.**

Signature.....

Date.....

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