

Minutes of a virtual meeting of Bucklebury Parish Council Planning Committee held via Zoom on Monday 24th January 2022 at 7.45pm.

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

Others: Four parishioners.

Apologies: Apologies of absence were received and accepted from Cllr. P. Spours.

Declarations of Interest:

There were no declarations of interest.

1. 21/03332/FUL - Middle Wood, Hatch Lane.

Installation of Glen Farrow GF175 Biomass Boiler and “40ft” log drying container. Section 73 application to remove conditions 5 (nil import of lumber) and 6 (benzo [a]pyrene) of approved application 21/02398/FUL.

Cllr. Brims showed a number of photographs (taken from Hatch Lane) of lumber, construction materials and equipment being taken into the site.

At the BPC meeting on the 10th January, District Cllr. Pask was asked to clarify whether the restriction was on lumber being imported for the boiler, or for the whole site. The answer to this has not been established.

Up until application 21/02398/FUL, there had been no restrictions on the import of timber; this has been confirmed by the planning officer. There are too many unknowns in this application for BPC to make a decision of either objection or no objection.

The meeting was **closed** for the applicant and an objector to speak.

The applicant commented that there had not been a restriction on the importation of lumber prior to application 21/02398/FUL, but that he had never had to seek permission.

The objector commented that Middle Wood had originally been purchased by the applicant’s family for the enjoyment of the woodland and not for the use now occurring. The current use is resulting in a significant number of lorry deliveries (some of which are construction vehicles) to the site. WBC Highways have not made a site visit and it is clear from their comments on the application that they are not aware of what is going on at the site. Loads of lumber are continuously delivered to the site throughout the year.

The meeting was **reopened**.

It was agreed that WBC needs to understand the concerns of the residents of Hatch Lane and propose a solution acceptable to both the applicant and the residents. Cllr. Brims had drafted a response for WBC which had been circulated to all councillors, the applicant and the main objector prior to the meeting. BPC agreed to submit Cllr. Brims’ response to WBC.

2. 21/03219/HOUSE and 22/00022/HOUSE– Marywell.

Erection of three-bay garage with storage.

Demolition of existing swimming pool and pool house. Erection of replacement pool house.

Formation of replacement swimming pool. Formation of tennis court.

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

The agent commented that sympathetic materials would be used in the construction of the garage including timber weatherboarding. The existing outbuildings to the south of the house will remain.

The meeting was **reopened**.

It was unanimously agreed that BPC has **no objection** to either of these applications subject to there being no intrusive lighting and that the garage building must remain ancillary to Marywell.

Signature.....

Date.....

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3. 21/03191/FULD – Broad View Farm, The Ridge.

Replacement of existing dwelling.

The proposed dwelling is a 210% increase in size of the existing, fire damaged, dwelling. It will be timber clad and nestle within the contours of the land with a maximum height of 6.3m. The proposal is designed to look like a group of farm buildings.

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

The new dwelling will not be a white box with a shiny roof. There is a desire for the design to be in keeping with the agricultural vernacular. The applicant’s family are third generation farmers with 150 head of cattle, farming in a traditional way. Currently there is a temporary dwelling on site.

The meeting was **reopened**.

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

4. To receive an update from the working group on the proposed NE Thatcham development.

It was reported that District Cllr. Pask met with the leader of WBC Lynne Doherty and Laura Farris MP on the 14th January. There are new officers in the WBC planning team who are looking at the Local Plan proposals with “fresh eyes”. Laura Farris MP is very interested in the environmental impacts of NE Thatcham. WBC is constructing a reply to a letter from Laura Farris MP. District Cllr. Pask is strongly advocating the Colthrop site, south of the railway, partially on a brown field site which includes a bridge over the railway.

The next Bucklebury Says No working group meeting is on Tuesday 25th January.

5. Round Table Comments.

5.1. **Platinum Jubilee Events.**

The Bucklebury Events group will not be putting on any events for the Jubilee, however there will be street parties taking place in The Slade and Bucklebury Village. Cllr. Ranken will contact Bucklebury Farm Park and enquire if they have any plans and report back to the Parish Council meeting on the 14th February.

The meeting closed at 8.50pm.

Next BPC Meeting:	Monday 14 th February 2022 – 7.45pm.
Next Planning Committee Meeting:	Monday 28 th February 2022 – 7.45pm.

Signature.....

Date.....
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