

Minutes of a hybrid meeting of Bucklebury Parish Council Planning Committee held at the Victory Room, Bucklebury and via Zoom on Monday 28th February 2022 at 7.45pm.

Present in the Victory Room: Cllr. J. Brims (Chairman); Cllr. D. Southgate; Cllr. L. Clarke; Cllr. J. Allum; Cllr. P. Teal; Cllr. P. Spours; Mrs. H. Pratt (Clerk).

Present virtually: Cllr. B. Dickens.

Others: Two parishioners.

Apologies: Apologies of absence were received and accepted from Cllr. A. Hillerton, Cllr. H. Cairns and Cllr. Ranken.

Absent: Cllr. B. Unamba-Oparah.

Declarations of Interest:

There were no declarations of interest.

1. Approval of minutes of Planning Committee meetings.

The minutes of the meetings held on Monday 22nd November 2021 and Monday 24th January 2022 were agreed as true records of the meeting and signed by Cllr. Brims.

2. Planning applications received from WBC:

2.1. 22/00279/FULD – Wenden, Long Grove.

Demolition of existing dwelling and construction of a new detached 4/5 bed house with garage and indoor pool.

The proposal has an approximate footprint of 360m² as opposed to the existing which is approximately 70m². The ground floor parts of the proposal are to be white render, including the swimming pool building, which was considered to detract from the house itself. No consideration has been given to features considered to be of good design in Bucklebury Vision. It was noted that at the time of the site visit there was no orange notice.

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

Objectors raised the following issues:

- The proposed new dwelling is set further back in the plot than the existing bungalow.
- The ground falls away, making the site higher than The Gravels and lower than Fraerwood (the neighbouring properties). The street scene drawing is not an accurate representation.
- Balconies on all of the bedrooms and first floor windows will overlook neighbouring properties.
- It was questioned why the existing bungalow could not be modernised.
- Daylight and privacy will be blocked from the main living area of Fraerwood.
- Concerns were raised about light pollution, particularly from the swimming pool building and the impact this would have on wildlife, which is known to be abundant in the area.
- The swimming pool will have to be heated by an air source heat pump, but there are no details on the plans where this would be located.
- The south face of the garage roof is a mass of solar panels, which will only be seen by the neighbour.
- Long Gove is a bridleway, used as access. It is maintained by the residents. Concern was raised about the damage which will be caused to the track both during construction and as a result of increased use.
- The applicant is understood to be a therapist and is likely to want to practice from home, therefore increasing the use of the track.

The meeting was **reopened**.

Concern was raised about the curtilage shown on the Location Plan; not all of the plot is believed to be domestic. BPC recognises the need for housing, but this proposal is out of keeping in the street scene and the swimming pool appears “over the top.”

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It was unanimously agreed that BPC **objects** to this application on the grounds of it not being in keeping with Bucklebury Vision, not being proportional to the existing, overlooking of neighbouring properties and the potential for light pollution.

It was also agreed that if WBC is minded to approve the application, a condition should be requested on the garage block that it is to remain ancillary to the main dwelling.

2.2. 22/00337/FULD – 83 Roundfield.

Erection of a detached bungalow.

The proposed bungalow will be located behind the pair of semi-detached dwellings which were granted planning permission under application 20/02071/FULD, but have not yet been developed. The original version of application 20/02071/FULD contained a slightly larger bungalow in roughly the same position, but was withdrawn from the scheme.

It was unanimously agreed that BPC **objects** to this application on the grounds that it is overdevelopment of the site and a back garden development contrary to Bucklebury Vision.

3. Review of applications within 200m of the parish boundary.

The following applications are within 200m of the parish boundary:

3.1 21/02657/FULD - The Wimbles.

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.

BPC has already **objected** to this application.

3.2 21/02948/COND1 - Button Court Farm House, Windmill Lane.

Approval of details reserved by Conditions 4 (Tree Protection), 5 (CMS), 6 (LEMP), 9 (Hard Landscaping), 10 (Soft Landscaping), 14(Lighting), 17 (Materials) and 18 (Drainage) of Approved application 20/03068/FULD: Erection of a farm owner’s dwelling and garage with associated access.

This application was included so that BPC is aware of the planning for the erection of a farm owner’s dwelling at the site.

3.3 22/00143/HOUSE - 10 Webcroft, Midgham Green.

Refurbishment and roof extension of existing outbuilding.

It was agreed that BPC has no comment on this application.

3.4 21/03231/HOUSE - Hunts Cottage, Midgham Green.

External alterations to residential outbuilding.

This application was **approved** prior to the meeting.

3.5 21/03182/HOUSE - Kiln Lodge, Hungerford Lane.

First floor and rear extensions, garage conversion and alterations.

BPC has submitted observations of **no objection** to this application.

3.6 21/03254/CERTE - Brewery Fields Farm.

Equestrian use on land and buildings at Brewery Fields Farm edged red on plan.

This application will be considered under matters of fact only.

3.7 21/03162/FULD - Ivinghoe.

Demolition of existing bungalow and replacement with a new dwelling and landscape enhancements.

BPC has **objected** to this application.

3.8 22/00025/CERTP - Connemara, Drove Lane.

Erection of a timber-framed car port open to all sides. Flat sheeted roof width 6.5m depth 4.5m height 2.4m.

This application is to determine whether or not the proposal can be developed within permitted development rights.

3.9 22/00381/HOUSE - Wyldwood, Bucklebury Alley.

Retrospective householder application for the erection of decking.

It was agreed that BPC has no comments on this application.

3.10 22/00026/HOUSE - Vista Cottage, The Ridge.

Ground floor: Existing garage and adjoining covered way removed, footprint reduced by 1

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metre, and replaced with enlarged living room to project on front elevation. To rear existing kitchen enlarged with utility and rear entrance added. First floor master bedroom added over new ground floor extension. Existing bathroom relocated and staircase modified.

It was agreed that BPC has no comment to make on this application.

- 3.11 18/01657/COND1, 22/00408/NONMAT, 22/00397/NONMAT - Land adjacent to Summerfield, The Ridge.

These applications are for various conditions and non-material changes to application 19/02529/REM and 16/02529/OUTD, which have already been approved.

It was agreed that BPC had no comments to make on these applications.

- 3.12 22/00353/SCREEN - Burdens Heath Quarry, Upper Bucklebury.

Request for EIA screening opinion.

Cllr. Brims will contact the planning officer about this application to gain a clearer understanding of the application and what part BPC may be able to play in making an observation.

4. **Update from the NE Thatcham Working Group.**

There was no update from the NE Thatcham Working Group.

5. **Round Table Comments.**

- 5.1. Vanners.

It was reported that the area given temporary permission for a contractor's compound opposite Vanners during the building work is now being converted into a parking area and garden and not returned to agricultural land. The Clerk will report the issue to WBC enforcement.

- 5.2 Gully at Mount Pleasant.

The gully at Mount Pleasant is still blocked, causing flooding across the road when it rains. WBC has closed the cases relating to this matter.

- 5.3 Planting outside La Remise, Little Lane.

The planting of conifers against the highway has been reported to WBC and to Bucklebury Estate.

- 5.4 Parking outside the Saab Garage.

The parking situation eased after a visit from the PCSO, however it is now reverting back to being dangerous. Cllr. Allum will contact the PCSO and also ask about warning signs for Common Clearing.

The meeting closed at 9.10pm.

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

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