

Minutes of the Annual meeting of Bucklebury Parish Council Planning Committee  
held in The Victory Room, Bucklebury on  
Tuesday 30<sup>th</sup> May 2023 at 7.45pm.

- 1 **Present:**  
Cllr. L. Clarke; Cllr. M. Morgan; Cllr. D. Southgate; Cllr. P. Spours; Cllr. P. Teal; Cllr. C. Willett; Mrs. H. Pratt (Clerk).  
No members of the public were present.
- 2 **Election of a Chairman.**  
Following a discussion, for part of which Cllr. Spours and Cllr. Southgate left the room, Cllr. Morgan proposed that Cllr. Spours be Chairman and Cllr. Southgate be Vice Chairman. This proposal was seconded by Cllr. Clarke and unanimously agreed.
- 3 **Apologies.**  
Apologies of absence were received and accepted from Cllr. B. Dickens and Cllr. J. Allum.
- 4 **Declarations of Interest.**  
There were no declarations of interest.
- 5 **Public Session.**  
There was no public session.
- 6 **Approval of minutes of Planning Committee meeting held on the Monday 27<sup>th</sup> March 2023.**  
The minutes of the meeting held on Monday 27<sup>th</sup> March 2023 were agreed as a true record of the meeting and they were signed by Cllr. Spours.
- 7 **Planning applications received from WBC:**
- 7.1 23/00562/FUL – Oak Acre House.  
*28 panels mounted via a ground mounted racking system. The panels will be pitched at 25 degrees with the highest part of the panel sitting ~2m off the surface of the ground. The proposed panels are 'all black' in finish to improve the aesthetic and also make the installation less visually obtrusive. The installation is expected to generate in the region of 11,202 kWh/year which will offset circa 2,201 kgCo2/year (base on MCS approved carbon intensity values).*  
It was unanimously agreed that BPC has **no objection** to this application.
- 7.2 23/00981/HOUSE – 30 Berry's Road.  
*Single storey front extension and pitched roof to existing dormer.*  
It was unanimously agreed that BPC has **no objection** to this application.
- 7.3 23/01052/HOUSE – 32 Berry's Road.  
*Pitched roof to existing dormer.*  
It was unanimously agreed that BPC has **no objection** to this application.
- 7.4 23/01072/FUL – Mount Mist, Harts Hill Road.  
*Demolish existing bungalow and erection of a replacement dwelling and detached garage/car port with associated alterations.*  
This application is similar to application 22/02903/FUL which was withdrawn. Whilst there was some concern about the increase in massing over the existing bungalow it was agreed that BPC has **no objection** to this application. If WBC is minded to approve the application, conditions are requested to ensure that the garage remains ancillary to Mount Mist and that on the road side of the proposed access gates there is a large enough space for delivery vans to turn around such that they don't have to reverse out onto Harts Hill if the gates are shut.
- 8 **Review of applications within 200m of the parish boundary.**
- 8.1 23/00996/FUL – Hunts Cottage, Midgham Green.  
*Creation of menage and erection of equestrian store.*

Signature.....

Date.....  
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It was agreed that BPC has **no objection** to this application, but would request a condition of no external lighting.

**8.2** 23/01020/HOUSE & 23/01021/LBC – Watroak, Midgham Green.

*Two storey side extension with insertion of new rooflight into existing roof and alterations to garden landscaping.*

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

**9** **Application 23/00798/OUTMAJ for Land West of Heath Lane and North of Bowling Green Road.**

*Outline application (with all matters reserved except for site access to the highway) for up to 80 bed care home (Class C2), up to 200 residential dwellings (Class C3) comprising market, 45% (up to 90 no) affordable and 10% (up to 20 no.) self-custom-build homes (Class C3) and public open space including a country park, allotments, community orchard, trim trail and equipped play areas, together with access from Bowling Green Road and Cold Ash Hill, landscaping, sustainable drainage systems and associated works and infrastructure. Matters to be considered: Access.*

It was agreed that BPC would comment on this application on the basis of the erosion of the strategic gap between Cold Ash and Thatcham. BPC considers that it is important for strategic gaps to be maintained between settlements.

**10** **Round Table Comments.**

**10.1** Tiles on the roof of Woodgate, Harts Hill.

The owner of Woodgate has contacted BPC to advise that he is planning to change the tiles on the roof and has asked for any comments. BPC does not need to be consulted on such changes.

**10.2** Gulleys at the top of Harts Hill.

Cllr. Teal commented that he has reported the blocked gulleys at the top of Harts Hill again. When it rains, the water floods the road and the entrance to Greenbanks.

**10.3** Trees on Public Rights of Way.

Cllr. Spours commented that he has reported several trees blocking rights of way around Chapel Row to WBC.

**10.4** Discharge of Sewage into the Rivers Pang and Bourne.

It was noted that there is often sewage being discharged into the river Pang from the Briff Lane and Tylers Lane sewage plants, and from the Chapel Row sewage plant into the river Bourne. It was questioned whether there was anything BPC could do to encourage Thames Water to improve the situation. It was agreed that Cllr. Willett would obtain guidance from Piers Allison on the Pang Valley Flood Forum.

The meeting closed at 9.10pm.

Future meetings:

BPC Meeting: Monday 12<sup>th</sup> June 2023 – 7.45pm (Victory Room).

Planning Meeting: Monday 26<sup>th</sup> June 2023 – 7.45pm (Victory Room).

Signature.....

Date.....

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