

Minutes of a meeting of Bucklebury Parish Council Planning Committee
held at the Victory Room, Bucklebury on
Monday 23rd May 2022 at 7.45pm.

1. **Present:**

Cllr. J. Brims (Chairman); Cllr. P. Teal; Cllr. H. Cairns; Cllr. B. Dickens; Cllr. P. Spours; Cllr. D. Southgate; Cllr. J. Allum; Mrs. H. Pratt (Clerk).

1.1 **Apologies.**

Apologies of absence were received and accepted from Cllr. Ranken, Cllr. Clarke and Cllr. Hillerton.

2. **Declarations of Interest.**

There were no declarations of interest.

3. **Approval of minutes of Planning Committee meeting held on the 25th April 2022.**

The minutes of the meeting held on Monday 25th April 2022 were agreed as a true record of the meeting and were signed by Cllr. Brims.

4. **Planning applications received from WBC:**

4.1. **22/01100/HOUSE – 1 Catherine Place.**

Proposed single storey rear extension.

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

4.2. **22/01127/HOUSE – 35 Broad Lane.**

Formation of habitable rooms in roof space with side dormer and front gable build up.

It was reported that the proposed windows from the side dormers will overlook 37 and 39 Broad Lane and reduce their privacy.

It was agreed that BPC **objects** to this application on the grounds of the detrimental impact on the amenity space of the neighbours to the east, and the impact the proposal would have on the street scene.

4.3. **22/01194/HOUSE – Gamekeepers Lodge Farm, Hawkridge Hill (Adjacent Parish).**

Proposed demolition of existing outbuilding and construction of new replacement outbuilding, with single storey link extension.

Whilst it was agreed that BPC has **no objection** to this application, concern was raised about the ecology of the site, including a potentially nesting kestrel in the barn, bats and a large oak tree which is very close to the site. Additionally, it was suggested that any approval of this application should have a condition that the building must remain ancillary to Gamekeepers Lodge Farm.

4.4. **22/00728/HOUSE - 14 Broad Lane.**

First floor extension, single storey side and rear extensions.

BPC objected to this application. An amendment has been received and it was agreed that BPC continues to **object**.

5. **Review of applications within 200m of the parish boundary.**

5.1 There are no new applications within 200m of the parish boundary.

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

The lady planning to carry out the bat survey needs to know the exact boundaries of the proposed development site. This has led to questions about whether THA16, THA17 and THA18 have been included in THA20. If they are included, it means the development site would join with Bucklebury parish and there would be no break.

Paul Gorick has carried out a biodiversity study and found four endangered species within the proposed development site. It was further noted that badger sets were destroyed in Blacklands Copse, badgers have been shot in Ouzels Gulley (without permission from land owners) and the

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stream from Ouzels Gulley has been polluted.

It is understood that Thatcham Town Council have taken the same decision as BPC, not to meet with Iceni because WBC has instructed Iceni to document a vision for Thatcham assuming that THA 20 has been developed. It is understood that Thatcham Town Council are trying to engage with WBC.

7. Round Table Comments.

7.1. Coffee Morning – Thursday 26th May 2022.

Cllr. Cairns will organise the refreshments for the coffee morning.

7.2 Quad Bikes and Motorbikes on Paradise Lane.

Paradise Lane is a designated public footpath over which local residents have access. On the definitive map, it has been marked as a highway, all the way through to Doui Abbey. This has led to some Sat Nav systems directing vehicles to use Paradise Lane. This has been reported to WBC and the map has been changed. Signage has been requested at the northern end of Paradise Lane to clarify the situation.

7.3 District Parish Conference

Cllr. Dickens is attending the Conference via Zoom. Cllr. Allum would like to attend in person.

7.4 AGM of Bucklebury Memorial Hall.

The AGM of the Hall Committee is to be held tomorrow evening; Tuesday 24th May, Cllr. Spours will attend.

The meeting closed at 8.35pm.

Next BPC Meeting:	Monday 13 th June 2022 – 7.45pm (Victory Room).
Next Planning Committee Meeting:	Monday 27 th June 2022 – 7.45pm (Victory Room).

Signature.....

Date.....

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