

Minutes of a meeting of Bucklebury Parish Council Planning Committee
held at The Victory Room, Bucklebury on
Monday 27th March 2023 at 7.45pm.

1 **Present:**

Cllr. B. Dickens (Chairman); Cllr. P. Spours; Cllr. D. Southgate; Cllr. P. Teal; Cllr. L. Clarke;
Cllr. A. Hillerton; Cllr. M. Morgan; Cllr. J. Allum; Mrs. H. Pratt (Clerk).

Two members of the public, the applicants for 23/00537/HOUSE (River Barn).

1.1 **Apologies.**

Apologies of absence were received and accepted from Cllr. J. Brims and Cllr. C. Willett.

2 **Declarations of Interest.**

There were no declarations of interest.

3 **Public Session.**

No matters were raised during the public session.

4 **Approval of minutes of Planning Committee meeting held on the Monday 27th February 2023.**

The minutes of the meeting held on Monday 27th February 2023 were agreed as a true record of the meeting and they were signed by Cllr. Dickens.

5 **Planning applications received from WBC:**

5.1 **23/00566/HOUSE – Baydon, Little Lane.**

Single storey front extension and internal alterations.

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

5.2 **23/00537/HOUSE – River Barn.**

Garage with storage above.

The applicant was commended on the stunning rebuilt mill building at River Barn. A condition of application 19/02517/HOUSE was that half of the barn (built in the 1960s) was to be demolished.

The proposed garage, to the east of the extension being developed, would be very visible from Marlston Road, Hopgoods Green and Fannys Lane. The garage (of two storeys and an approximate footprint of 53m²) would be constructed of brick with a tile roof containing three dormer windows facing south. The proposed garage would be quite visually dominant, particularly from Brocks Lane. There is a small gap between the east end of the extension to the cottage and the proposed garage.

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

The applicant has tried to move buildings away from the river and towards Brocks Lane. The garage building would consist of one garage, two carports and a workshop over. The remaining half of the 1960s barn is 57m². The ridge of the proposed garage roof would be 0.9m lower than the adjacent extension.

The only service to be in the workshop would be electricity; there would be no water supply. It was noted that the steep steps and 90° turn to access the workshop might make it difficult to move materials in and out.

The meeting was **reopened**.

It was agreed that BPC **objects** to this application on the grounds of overdevelopment of the site, the massing from the road and the impact on the street scene. If WBC is minded to approve this application it was suggested that conditions should include removal of the remaining half of the 1960s barn, the garage block be only for incidental use associated with River Barn and limits on external lighting.

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

No new applications have been registered within 200m of the parish boundary.

Signature.....

Date.....

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7 Round Table Comments.

7.1 Elections.

Cllr. Dickens clarified who of existing councillors was submitting nomination papers to WBC and there was a discussion on other potential candidates. Nomination papers have to be delivered to WBC by 4pm on Tuesday 4th April.

7.2 Gates on the Common.

Various comments were made about the new gates which have been installed on the byways closed by seasonal TROs on the Common. Two gates have been deliberately removed by the Estate after initial discussions with WBC, which halted work. Further discussions have led to the removal of the post in the centre of gaps, which were installed in an effort to reduce the amount of vehicular abuse of the Common, prior to works being resumed

7.3 Access to the Small Meadow from Broad Lane.

Cllr. Teal advised BPC that he estimated that hoggins on the access track to the small meadow would cost between £5,000 and £7,000. It was noted that when the track is muddy, the small meadow is generally under water and therefore it is not an ideal route.

Cllr. Hillerton reminded the Clerk that the permissive footpath around the meadow should be closed once a year.

The Clerk reported that there is a large stone at the Broad Lane end of the entrance track to the small meadow which is a trip hazard. Cllr. Teal will investigate this.

7.4 The Coronation.

Cllr. Clarke asked about planned events in the parish for the Coronation. An event is planned for the Saturday afternoon at the Cottage Inn. No other parish wide events are being organised; there are a number of informal street parties planned.

7.5 Traffic Calming measure on entrance to Burdens Heath and other 30mph zones.

Cllr. Morgan reported that he has asked the Steward of the Manor about possible structures at the entrance to 30mph zones. He will take the matter up with the Lord of the Manor who was originally against the idea of entrance gates.

7.6 Highways inspection of Burdens Heath/Harts Hill Road/Broad Lane triangle.

It is understood the inspection will take place this week.

7.7 Motorbikes on the Common.

Motorbikes on heathland on the Common were reported to the Police, on 999, late on Saturday afternoon.

7.8 Works on A4 roundabouts.

Questions were asked about the new entrances which have been built off the A4 at the bottom of Harts Hill. These are for flood attenuation schemes which were planned prior to the Local Plan consultations.

HP

PT

The meeting closed at 9pm.

Next BPC Meeting:	Monday 17 th April 2023 – 7.45pm (Victory Room).
Annual BPC Meeting:	Monday 15 th May 2023 – 7.45pm (Victory Room).
Annual Parish Assembly:	Friday 19 th May 2023 – 7.45pm (Victory Room).

Signature.....

Date.....

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