

Minutes of a meeting of Bucklebury Parish Council Planning Committee
held at the Victory Room, Bucklebury on
Monday 25th July 2022 at 7.45pm.

1. **Present:**

Cllr. B. Dickens (Chairman for this meeting); Cllr. P. Spours; Cllr. L. Clarke; Cllr. A. Hillerton; Cllr. D. Southgate; Cllr. P. Teal; Cllr. J. Munro-Ashman; Mrs. H. Pratt (Clerk).

Four members of the public were in attendance.

1.1 **Apologies.**

Apologies of absence were received and accepted from Cllr. J. Brims, Cllr. J. Allum and Cllr. R. Ranken.

2. **Declarations of Interest.**

There were no declarations of interest.

3. **Public Session.**

Parishioners raised concerns about planning application 22/01442/FULD for the “Erection of a dwelling with associated parking and landscaping.” BPC had returned a comment of ‘no objection’ to this application despite the modern design, a lack of adherence to Bucklebury Vision, and light pollution being raised. The parishioners commented that there had been confusion in the application on the number of bedrooms and that, in their view, it was rather large for a rural worker’s dwelling. Further concern was raised that the business was now seen as being sufficiently viable to justify a permanent worker’s dwelling and questions were asked about what happens if the building grows and there is need for additional dwellings on site. Cllr. Dickens commented that there needs to be sufficient business justification for any application to be approved and BPC is not sighted on this justification.

Additional concerns were raised about the purpose of a five-bar gate which has been installed into the northern boundary of the site and lines up with the five-bar gate between the properties Marywell and Tall Pines, potentially giving access from Middle Wood onto Broad Lane. Trees have been cut to the north of the Middle Wood site and questions were asked about what was going on.

It was noted that the previous applications for temporary accommodation at Middle Wood have included a temporary change of use of the land, but no such change of use is included with the current application.

Further issues were raised about the effects of bonfires (from the site proposed for redevelopment in Paradise Way) and the increases in traffic which development will bring. It was suggested that a diary of any smoke or fume issues be kept and they be reported to the Environmental Health Department at WBC.

The Clerk will contact Bucklebury Estate to clarify any plans they have to manage the woodland to the north of Middle Wood.

4. **Approval of minutes of Planning Committee meeting held on the 27th June 2022.**

The minutes of the meeting held on Monday 27th June 2022 were agreed as a true record of the meeting and they were signed by Cllr. Dickens.

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

5.1. **22/01548/FULD - Marywell.**

Erection of replacement dwelling, following removal of existing; with associated parking, turning, landscaping, private amenity space and access.

Cllr. Clarke reported that there have been at least eleven previous applications for Marywell, which have included demolition and replacement of the existing dwelling.

The current application is for a 4 bedroom, neo Georgian dwelling, set further back in the plot than the existing with a similar footprint. The plans do not include any garage.

Signature.....

Date.....

Planning Committee 2022/14

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

It was noted that whilst the proposed house is taller than the existing, the proposed site is lower than the existing (where the grounds slopes away) and thus the overall impact is not as significant as it might be. The agent was questioned on the features in the proposed development which comply with Bucklebury Vision; the agent will send a list to the Clerk following the meeting.

The meeting was **reopened**.

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

5.2. 22/01624/HOUSE – 14 Broad Lane.

First floor extension, single storey side and rear extensions.

This application is identical to application 22/00728/HOUSE (with the exception of the porch detailing on the front of the property) which BPC objected to. An amendment was submitted to application 22/00728/HOUSE removing the front extension and reducing the roof height. The amended application was approved by WBC, although BPC thought it was worse than the original application.

It was agreed that BPC **objects** to the current application on the grounds that it is overbearing, the height of the eaves and the fact that it doesn't comply with Bucklebury Vision.

5.3. 22/01579/FUL – Clover House, Westrop Farm (Adjacent Parish).

Construct an all-weather arena, stable block and permanent field shelter, and manure clamp. Change of use to equestrian.

It was agreed that BPC has **no objection** to this application, subject to there being a condition that there is no lighting on the arena and a lighting plan to cover the site in order to maintain dark skies within the AONB, and that there should be a plan for how drainage from the manure clamp, the stables and the arena is to be managed.

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

6.1. 22/01651/HOUSE – Windrush, The Ridge, Cold Ash.

First floor rear extension, conversion of garage to habitable space, replacement porch to front elevation, alterations to fenestration and associated works.

It was agreed that BPC would not comment on this application.

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

A meeting is being organised between Cllr. Allum, Cllr. Dickens, Cllr. Spours, Julian Dobbins and Paul Goriup about how the Environmental work is progressing, before a meeting with Mike Robinson, the planning consultant.

A meeting with Thatcham Town Council is being organised for the end of August/beginning of September.

SP Broadway have contacted BPC about their proposals for the Croudace Homes development at Henwick Park and the Colthrop Village Consortium development of Colthrop Village. It was agreed that this proposal should be considered by BPC at the next meeting.

WBC has appointed Rowan Cole as a planning engagement officer to improve communications with the parishes. Cllr. Dickens will invite him to attend the planning meeting on the 28th August.

8. **Round Table Comments.**

8.1. Improvement to the Morton's Lane meadows entry.

Communications with the proposed contractor have been disappointing and a second quote for the work will be obtained.

The meeting closed at 8.40pm.

Next BPC Meeting:	Monday 8 th August 2022 – 7.45pm (Victory Room).
Next Planning Committee Meeting:	Monday 22 nd August 2022 – 7.45pm (Victory Room).

Signature.....

Date.....

Planning Committee 2022/15