

Minutes of a virtual meeting of Bucklebury Parish Council Planning Committee held via Zoom on Monday 22nd March 2021 at 7.45pm.

Present: Cllr. J. Brims (Chairman); Cllr. B. Dickens; Cllr. P. Spours; Cllr. A. Hillerton; Cllr. D. Southgate; Cllr. L. Clarke; Cllr. H. Cairns; Cllr. F. MacCallum; Cllr. T. Slatford; Cllr. B. Unamba; Mrs. H. Pratt (Clerk).

Others: Four members of the public.

Apologies: There were no apologies of absence.

Declarations of Interest:

There were no declarations of interest.

Planning applications WBC has consulted BPC on:

P1 21/00237/FUL Travellers Rest Farm (Adjacent Parish).

Application for change of use of field currently used for horse grazing to be used as a secure dog exercise field.

The proposed field is understood to be for dogs from Hillside Hounds and other dogs to be exercised and trained. There are no restrictions on the number of days a year the field will be open and the hours specified are given as examples. The application states that this is not next to any domestic properties, but actually the site is immediately adjacent to the property Gorselands. There are suggestions in the application of a shed but there is no indication of siting. Concern was raised about noise from dogs and owners, and removal of dog waste.

The meeting was **closed**.

The applicant commented that the shed was to be a three-sided shelter with a bench which would be located next to the parking area. Hillside Hounds is not a kennels but a private pet boarding business for a maximum of three visiting dogs. The aim is to provide a quiet, calm, safe space in which to exercise dogs. A sealed dog waste bin will be provided next to the field entrance. The hedge adjacent to the road will be allowed to increase in height for privacy. The applicant was asked if there would be any issues with a limit on the maximum number of dogs allowed in the field at any one time. It was confirmed that no dogs would be in the field without supervision.

An objector commented that he had not yet found any dog exercise fields within 150m of residential properties. He raised concerns about the intrusion from barking, shouting and general movements in, to and from the site.

The meeting was **reopened**.

Cllr. Clarke proposed that BPC **object** to the application on the grounds of insufficient detail on the application. This was seconded by Cllr. Spours and carried with 6 votes to 3 with 1 abstention. If WBC is minded to approve this application, it was requested that they ask for a strip of land between Gorselands and the dog exercise field in order to limit the intrusion to the amenity space of Gorselands.

P2. 21/00548/HOUSE Redwoods, The Avenue.

Conversion of existing, detached double garage (with room over) into ancillary annexe accommodation with the addition of a lean-to cycle/storage shed.

Signature.....

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It was unanimously agreed that BPC has **no objection** to this application subject to a condition that it must remain ancillary to the main house.

- P3. 21/00304/CERTE The Scout Hut (Angel's Corner)
We seek a lawful development certificate for a storage container, wooden two cubicle toilet building and the associated cess pit.
It was unanimously agreed that BPC has **no comments** to make on this application.
- P4. 21/00522/HOUSE Thatched Cottage, Scotland Corner.
New detached Orangery.
It was unanimously agreed that BPC has **no objection** to this application.
- P5. 21/00484/COMIND Vanners.
Erection of agricultural building to support the agricultural use of a 5 acre paddock for livestock.
The proposed barn is of a traditional design and very attractive. Access is from the byway. A barn was on the site until the 1970's when it was burnt down. This proposal uses the footprint of the original barn.
Concerns were raised about the size of the proposed barn in relation to the livestock being farmed on a 5 acre paddock and whilst it would replace a historical feature of the landscape, the sustainability of the barn needs to be justified.
It was agreed that BPC **objects** (5 votes in favour and 4 against) to the proposal on the grounds of overdevelopment of a 5 acre paddock.
- P6. 21/00511/HOUSE 4 Briff Lane.
First floor window to front of house.
It was unanimously agreed that BPC has **no objection** to this application.
- P7. Settlement Boundary Consultation.
WBC has consulted BPC on the proposed changes to the settlement boundary around Upper Bucklebury, such that the field behind the Cottage Inn and the meadows are excluded from the settlement. It was agreed that BPC support the changes to the Upper Bucklebury settlement boundary.
BPC has not been consulted on the changes to the Thatcham settlement boundary. The proposed settlement boundary around Thatcham is understood to include all of the THA20 site. Cllr. Dickens has written to District Cllr. Hilary Cole commenting that BPC was not consulted on the Thatcham settlement boundary proposals in March 2020.
Questions were asked about whether the current consultation is public or only for parish councils and neighbourhood planning groups.
- P8. To receive an update on the Working Group on the proposed NE Thatcham Development.
The Working Group had their first meeting on Sunday 21st March and agreed the Terms of Reference about how the group would operate. The use of consultants, based on the funds raised was agreed. There was understanding of the clarity required about public communication and it being very clear whether it was on behalf of BPC or personal.
The task of matching roles with volunteers is ongoing; Julian Dobbins has agreed to work on environment. Cllr. MacCallum has contacted Mike Robinson (the planning consultant used by BPC in response to the phase 1 consultation). He is of the opinion that a budget for phase 2 might be approximately £20,000 including traffic and environmental consultants; these costs are being viewed as worst case scenarios.
Cllr. MacCallum and Cllr. Spours are looking at staged payments and how funds can be raised. An article will be published in The Oaks requesting funds.
Flooding may be the issue which WBC cannot resolve; it is thought that Thatcham Town Council will work on this aspect.

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Members of the group are currently: Cllr. Slatford, Cllr. MacCallum, Cllr. Spours, Steve Beeson, John De Lara, Duncan Powell, Julian Dobbins and Kirsty Adams who was unable to attend the meeting on Sunday due to work commitments.

The working group will write a response to the proposed changes to the Thatcham settlement boundary on behalf of BPC.

It was agreed that the Clerk will contact Laura Farris MP and enquire about her progress with the questions from her meeting with BPC.

Clarification of the spending process for the group was discussed and will be resolved at the next BPC meeting on the 12th April.

Round Table Comments:

RT1. 20/02877/HOUSE – Rose Bank, Marlston.

It was noted that an amendment for the application at Rose Bank has been received. The walls of the garage block are increased in height and the angle of the roof reduced. This has the result that the office above the garage has increased in depth by approximately 1m.

The meeting closed at 9.17pm.

Next BPC Meeting:	Monday 12 th April 2021 – 7.45pm.
Next Planning Committee Meeting:	Monday 26 th April 2021 – 7.45pm.
Annual Parish Assembly:	Thursday 6 th May 2021 – 7.45pm.

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