

Minutes of a meeting of Bucklebury Parish Council Planning Committee  
held at the Victory Room, Bucklebury on  
Monday 22<sup>nd</sup> August 2022 at 7.45pm.

**1 Present:**

Cllr. J. Brims (Chairman); Cllr. B. Dickens; Cllr. P. Spours; Cllr. A. Hillerton; Cllr. D. Southgate; Cllr. P. Teal; Cllr. R. Ranken; District Cllr. G. Pask; Mr. Rowan Cole (WBC Planning Engagement Officer); Mrs. H. Pratt (Clerk).

Four members of the public, including one planning agent.

**1.1 Apologies.**

Apologies of absence were received and accepted from Cllr. J. Munro Ashman, Cllr. J. Allum and Cllr. L. Clarke.

**2 Declarations of Interest.**

There were no declarations of interest.

**3 Public Session.**

No issues were raised during the public session.

**4 Approval of minutes of Planning Committee meeting held on the 25<sup>th</sup> July 2022.**

The minutes of the meeting held on Monday 25<sup>th</sup> July 2022 were agreed as a true record of the meeting and they were signed by Cllr. Brims.

**5 Introduction from Rowan Cole, WBC Planning Engagement Officer.**

Mr. Cole took up his new engagement, reporting into Jean Marshall (replacement for Viv Evans), two months ago and has been charged with providing additional support for public engagement primarily around the Local Plan, and to make planning more visible and to act as a contact for parish councils.

The next stage of the Local Plan is scheduled to be considered by the full council (WBC) in December '22. This will be accompanied by the launch of a new website and a public campaign to raise awareness and to increase the number of people actively engaged with it. There is an aim for residents and parishes to be able to negotiate the planning system more easily and find the information they are looking for.

Cllr. Dickens raised three cases where there has been no communication or consultation with BPC in the past: the changes to the Thatcham settlement boundary, WBC instructing Icenic to carry out visioning work (Icenic carried out some Thatcham based consultation) and Arup being instructed by WBC to carry out a landscape review. Mr. Cole agreed that communication had been totally lacking in these three instances. Whilst BPC doesn't want preferential treatment, it needs to know what it going on and preferably be involved in the process rather than simply hearing the end result.

Cllr. Southgate commented that, whilst it is good to increase public engagement and encourage feedback, a process has to be in place to record the feedback and respond; there has been no formal response to the points raised by BPC on the reg 18 Local Plan 18 months ago.

The issues were acknowledged and it was noted that there has been a delay in the reg 19 consultation partially in order to consider the comments made on the reg 18 consultation more thoroughly.

Mr. Cole commented that he was "one cog in a big wheel" when asked if THA20 had been set as an objective for him to deliver and went on to say that BPC may not like the outcome of the Local Plan, but it may not be down to a lack of engagement.

In terms of communication, it was noted that different parishes and areas work in different ways and that Mr. Cole needs to find out from each parish about the communication mechanisms which work.

Signature.....

Date.....

Planning Committee 2022/16

**6 Planning applications received from WBC:**

**6.1 22/1804/HOUSE – Red Hill House, Briff Lane.**

*Proposed new extension, door surround and dormer windows, pool and pool house.*

Red Hill House was developed in 2010, having been granted permission in 2008. There is some confusion over the boundary between the domestic and equestrian curtilages of the property which have been changed since the development of the house.

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

The agent commented that sheds and a vegetable garden had been located on the site of the proposed pool and pool house prior to the development of Red Hill House and the current owners have sworn oaths from the previous residents stating this.

In 2014, there was a temporary fence in place which led to the approved field plan being incorrect. The agent commented that the red line is the site boundary rather than the curtilage.

If there needs to be a change of land usage, the application will have to be resubmitted as a FUL application rather than a HOUSE application.

The garages to the east side of the house have been used as a play room and the space above is not full height.

The meeting was **reopened**.

It was agreed to **object** to the application because the extension is inappropriate in the AONB and due to the increase in massing, and to the pool and pool house on the basis that it is partially in equestrian land.

**6.2 22/01908/HOUSE & 22/01909/LBC2 – The Old Cottage, The Avenue.**

*Single storey side and rear extensions.*

The current applications are for an oak framed orangery to the rear and a kitchen extension with thatched roof to the side.

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

The applicant gave the history of the previous application which was withdrawn because the conservation officer raised concerns about it.

The meeting was **reopened**.

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

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

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

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

George Hopkins from Croudance Homes has offered to attend a BPC meeting. It was agreed he be invited to speak before the BPC meeting on the 12<sup>th</sup> September, possibly starting at 7pm. It was suggested that this meeting be advertised more widely and potentially be made available via Zoom to enable more parishioners to listen.

**9 Round Table Comments.**

**9.1 Paradise Way.**

Cllr. Spours reported that whilst some rubbish had been removed from Paradise Way, a lot of other rubbish had been fenced in. District Cllr. Pask will pursue the matter.

**9.2 Coffee Morning.**

The Clerk will put up the banner for the coffee morning on Thursday 25<sup>th</sup> September.

**9.3 Meadows Access Work.**

Cllr. Teal reported that he has met with a second contractor about the works on the Morton's Lane entrance to the meadows, and the Clerk will be sent a quote by the end of the week.

The meeting closed at 8.57pm.

Next BPC Meeting:	Monday 12 <sup>th</sup> September 2022 – 7.45pm (Victory Room).
Next Planning Committee Meeting:	Monday 26 <sup>th</sup> September 2022 – 7.45pm (Victory Room).

Signature.....

Date.....

Planning Committee 2022/17