

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

1 **Present:**

Cllr. B. Dickens (Chairman); Cllr. P. Spours; Cllr. D. Southgate; Cllr. P. Teal; Cllr. J. Munro Ashman; Cllr. L. Clarke; Cllr. A. Hillerton; Cllr. M. Morgan; Cllr. C. Willett; Mrs. H. Pratt (Clerk). Approximately twenty-five members of the public including the applicants for 23/00362/FULMAJ (Westfield Stables) and 23/00280/HOUSE (Red Hill House).

1.1 **Apologies.**

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

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 24th October 2022.**

The minutes of the meeting held on Monday 24th October 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 **23/00362/FULMAJ – Westfield Stables, Tylers Lane.**

Conversion of redundant stable to form one dwelling, car parking, landscaping and associated works.

The stables were the subject of an application in 2013, which included the change of use of part of the field to equestrian. The stables were marketed, last year, as an established equestrian facility. The current owner hasn't used the stables for equestrian purposes and has not tried to privately rent out the facility.

Planning policy is against new dwellings in the countryside, outside of settlement boundary, except in limited situations including the conversion of redundant buildings. Any resulting conversion, in the AONB, must positively contribute to the beauty of the AONB. The location is not sustainable and any residents will be dependent on private cars. The stable block does not match any of the features detailed in Bucklebury Vision.

A number of conditions on the original planning for the stables need to be reconsidered in this application including the potential for light pollution (from both internal and external lighting); drainage and waste management; installation of swallow cups; no field shelters were to be installed in the fields.

The meeting was **closed** for members of the public to speak.

The applicant commented that he had purchased the stables at the end of October 2022 after they had been marketed for approximately four months. Whilst the family had horses, which might have lived at Westfield Stables, the situation had changed and this was no longer an option. He and his wife were planning to retire and wished to live in a smaller property. There was the suggestion of rewilding the field or converting it to an orchard. Due to conditions on the site, he had not tried to rent the facility out.

A parishioner of The Slade spoke on behalf of twenty-eight residents. Concerns raised included:

- the red line on the plan includes land which is believed to be manorial waste;
- there are no details on heating;
- additional hard surfaces will exacerbate the flooding issues of the site onto Tylers Lane and neighbouring properties;
- contrary to the application there is a need for stabling in the local area;
- there is no existing parking on site and the proposed parking would cover over an established

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soakaway;

- the site is visible from Tylers Lane;
- this application is not a conversion but a new dwelling from a viable, existing newly built stable;
- it is a biodiversity site frequently used by barn owls, tawny owls, bats and swallows;
- installation of a septic tank draining to the north east of the site should not be allowed;
- there is no regard for the immediately adjacent Grade II listed Picton Farm;
- the proposed development does not comply with Bucklebury Vision in any way;
- the proposal would dilute the character of the area and infill between The Slade and Tylers Lane;
- the access is from a particularly narrow part of Tylers Lane which is part of the “Bucklebury Quiet Lane” scheme;
- the precedent this application would set if it is approved.

The meeting was **reopened**.

It was unanimously agreed that BPC **objects** to this application on the grounds that it has not been proved that the site is redundant, it doesn't enhance the AONB, there is a question over whether the building is of sufficient structural merit for conversion and it is not in a sustainable location.

5.2 23/00280/HOUSE – Red Hill House, Briff Lane.

Proposed new extension, door surround and dormer windows.

This application is for alterations and extensions to Red Hill House originally submitted as part of application 22/02159/FULD which was withdrawn. BPC had no objection to that application and agreed to **no objection** to this application with two abstentions.

5.3 23/00387/MINMAJ – Hartshill Copse, Burdens Heath.

Section 73 – Application for Removal or Variation of a Condition following Grant of Planning Permission 22/01348/MINMAJ – S73: Variation of Condition 1 (Temporary Permission) of previously approved application 21/01451/MINMAJ: Section 73 – Variation of condition 1 (Temporary Permission) of planning permission 19/03158/MINMAJ – Section 73A: Variation of condition 1 – temporary permission, 3 – approved plans and 28 – final levels of approved application 17/03493/MINMAJ: Section 73 – Variation of condition 1 (time period of operations) of the appeal decision APP/U0300/A/88/934223 for Extraction of hoggin from Land adjoining Harts Hill Road, to enable a satisfactory restoration scheme to be agreed, implemented and completed.

This application is to extend the dates for completion of extraction (from the 28th February 2023 until the 31st August 2023) and restoration (from 28th February 2024 to 31st August 2024).

It was agreed that BPC **objects** to this application on the grounds of the number of extensions which have already been approved for this site. It is further noted that the application states that the site is not currently being worked, yet councillors were aware of works taking place during the last week.

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

6.1 23/00423/CERTP – Field View, Kiff Green. (Expiry date: 16th March).

Construction of detached double garage with space for storage of tools and garden machinery.

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

7 Update from the NE Thatcham Working Group.

Cllr. Spours thanked all those involved with the printing and distribution of the flyer, on how to object to the Reg 19 Local Plan consultation. Everything that could be done, has been done.

Once the traffic report has been received, a new draft of the BPC response to the Local Plan will be available (either Tuesday 28th February or Wednesday 1st March). This will be reviewed by Cllr. Dickens and Cllr. Spours before being submitted to WBC on Thursday 2nd March. Midgham PC will be submitting a response to the consultation.

It was suggested that a summary of the financial situation on opposing the Local Plan be placed on the website.

WBC will be holding an Extraordinary General Meeting on Thursday 2nd March to discuss the Local Plan.

8 Round Table Comments.

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8.1 Fixed Speed Indicators on Broad Lane and The Avenue.

It was noted that neither of the fixed speed indicators in the parish are working. The Clerk will report this to WBC.

The meeting closed at 9.15pm.

Next BPC Meeting:	Monday 13 th March 2023 – 7.45pm (Victory Room).
Next Planning Committee Meeting:	Monday 27 th March 2023 – 7.45pm (Victory Room).

Signature.....

Date.....
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