

Minutes of an Extra Ordinary meeting of Bucklebury Parish Council
held at the Victory Room, Bucklebury on
Monday 6th February 2023 at 7.45pm

Present: Cllr. J. Brims (Chairman); Cllr. J. Allum; Cllr. A. Hillerton; Cllr. M. Morgan; Cllr. D. Southgate; Cllr. J. Munro-Ashman; Cllr. P. Spours; Cllr. P. Teal; District Cllr. G. Pask; Mrs. H. Pratt (Clerk).

Seven members of the public including Andrew Black (Planning Consultant) and Paul Goriup (Ecology Consultant).

1 **Apologies.**

Apologies of absence were received from Cllr. B. Dickens and Cllr. L. Clarke.

2 **Declarations of Interest.**

2.1 **Register of Interests.**

Councillors were reminded to advise the Clerk of any changes needed to their declarations of interest.

2.2 **Declarations of Interest in Agenda Items.**

Cllr. Southgate declared an interest in application 23/00013/HOUSE for Hazelbank, Turners Green as an immediate neighbour.

3 **Public Session.**

No comments or issues were made during the Public Session.

4 **Planning.**

4.1 **Planning applications which BPC has been consulted on by WBC:**

4.1.1 **23/00013/HOUSE – Hazelbank, Turners Green.**

Carport.

The proposed carport is very close to the byway, from which vistas between buildings will be lost due to the roof of the carport. The dwelling Hazelbank is lower than the proposed carport.

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

The applicant commented that the proposed carport is approximately four feet from the boundary and that some views between buildings would remain. The roof will comprise of cedar shingles to blend in. Concern about the bulk of the roof was raised and a complete hip was suggested, however access to the roof space will be from the area below the small hip.

The meeting was **reopened**.

BPC agreed to **no objection** to this application.

4.1.2 **23/00083/HOUSE – Chapel Row House.**

Erection of detached garage and installation of outdoor pool.

The proposed garage has a floor area of approximately 135m² and a height of 6m. These plans do not show the details of application 22/02453/HOUSE approved in December 2022. Development of the garage will require the removal of a substantial, old, yew hedge.

BPC agreed to **object** to this application on the grounds that the garage block will not be subservient to the main dwelling (Policy C6) and that it will be overdevelopment of the site.

4.1.3 **23/00163/HOUSE – Gable House, Briff Lane.**

Proposed detached single-storey pool house and swimming pool.

The proposed pool and pool house are within the domestic curtilage. It was unanimously agreed that BPC has **no objection** to this application subject to no external lighting and the pool house being ancillary to Gable House.

4.1.4 **23/00164/HOUSE – Gable House, Briff Lane.**

Alterations to existing garage including new ancillary accommodation at first floor.

This application is similar to application 18/02838/HOUSE for a groom's accommodation which was refused by WBC and dismissed on appeal. The garage almost abuts the densely

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hedged boundary. The ridge height will be 80cm higher than the existing and there will be two dormer windows facing west.

Whilst this application was seen as a visual improvement on application 18/02838/HOUSE, BPC agreed to **object** to this application because a number of the statements in the appeal decision are relevant to this application, and the site is very visible from two byways to the east of the site.

4.1.5 **23/00176/HOUSE & 23/00177/LBC – Gable House, Briff Lane.**

Conversion of first floor roof space including two new dormers, new ground floor French doors, and internal alterations.

It was unanimously agreed that BPC has **no objection** to this application on the grounds that it is in keeping with Bucklebury Vision and makes use of existing volume.

4.2 WBC Regulation 19 Consultation.

Thanks were extended to all councillors and parishioners who have and are working hard on opposing the draft Local Plan.

Midgham PC has resolved to contribute £1,000 to funds to oppose the draft Local Plan.

Concern was raised about how to engage more residents to object to the draft Local Plan.

HP
ALL

4.2.1 **Regulation 19 Consultation - Draft response.**

All councillors had been circulated a draft copy of the Regulation 19 consultation response prior to the meeting.

The draft is a very detailed document which is not finished in a number of places. Cllr. Spours commented that this draft was to give councillors a flavour and ensure the final response will be in line with councillor's expectations. A second draft is expected by the end of the week which will be circulated to councillors and shared with neighbouring parishes. Much of the information on traffic is missing and is awaiting information from a traffic consultant. Cllr. Spours and a representative of Cold Ash PC are meeting with a traffic consultant on Wednesday 8th February. The final response is likely to be complete around the end of February, but will be constantly evolving until then.

PS

Councillors were generally impressed with the current draft document, particularly the clear conclusions at the end of each section. A clear statement at the beginning of each section was also suggested.

In terms of traffic, the impact of the development on Floral Way should be considered.

During discussions with Cold Ash PC, BPC needs to be mindful of the issue of other potential sites and their impact on Cold Ash.

Concern was raised about the absence of comments/statements on infrastructure in the Local Plan, particularly around water supply and drainage. The statutory authorities are understood to have insufficient capacity to accommodate the additional houses. Whilst BPC made a decision that Thatcham Town Council would comment on drainage, water supply and flooding, it was noted that it will have an effect on people in Bucklebury. It was questioned of the Planning Consultant Andrew Black, what level of information on infrastructure should be included in the Local Plan. Detailed information does not need to be in the Local Plan, but WBC should have carried out adequate research to determine what level of infrastructure improvements might be needed, and what the developer verses the statutory authorities might need to do.

Comments, from the WBC officer on the Siege Cross planning application, and the material on the landscape and visual impact in the response were commended.

Questions were asked about how the DEPZ around Aldermaston and Burghfield could be reduced from 12Km (almost reaching Hampstead Norreys) to 8Km. WBC outsourced the work on the grounds that they didn't have the resources to complete the work inhouse.

The draft document questions the legality of the Local Plan, Andrew Black was asked about what would make it legal. The top three issues in this area are: addressing the significant failings in the sustainability appraisal, ensuring that the ground is ready to develop in terms of the stages documented in the Town and Country Planning Act and to have evidence on the protection of species and biodiversity net gains in accordance with the Environment Act

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which has been adopted since the Regulation 18 consultation. Information on these points will be added to the website.

A question about soundness of the draft revealed that the inspector could find it legal, but unsound and give WBC the opportunity to remedy the unsoundness (as has recently happened in Bracknell Forest). If SP17 was to be removed from the Local Plan, it might be found to be legal and sound.

4.2.2 **How to encourage residents to engage.**

Much of the discussion focused on how to encourage residents to object to the Regulation 19 consultation, some of whom may have already objected to the Regulation 18 consultation.

A flyer is being prepared to deliver to households with information on reasons to object. Concern was raised that this was not going to be concise enough to encourage some parishioners to object. A single sheet of simple information detailing how to object and headlines on the reasons for objection was suggested. It was also suggested that a conversation accompanying the flyer would result in more responses. A volunteer on each street was suggested.

AB/DP

It is important that as many people as possible write; the planning inspector will be interested in how many people are concerned about particular themes, although if a single letter raises a legal substantive point it will be considered.

Concern was raised that parishioners may respond too soon and submit incomplete responses.

The form, by which WBC is encouraging consultation, is very difficult to work through but letters and emails are also acceptable.

4.2.3 **The process beyond Regulation 19.**

Once the Regulation 19 consultation has finished on the 4th March, WBC officers will need to review the comments submitted before packaging up all of the documents and comments (from both the Regulation 18 and Regulation 19 consultations) and submitting them to the Secretary of State, this is likely to happen in June/July. Given that there are a limited number of inspectors able to carry out the inspections and there are a number of Local Plans currently in the process, it is possible that the WBC draft Local Plan won't be considered until the late Autumn/early Winter. The examination of the information is likely to take between 4 and 6 weeks during which time the inspector will list parties he'd like to hear evidence from.

4.2.4 **Delegation to submit response to the Regulation 19 consultation.**

Whilst there was an option for BPC to consider a more complete draft (if not the final draft) at an Extra Ordinary meeting on the 27th February, it was unanimously agreed to delegate the approval of the response to Cllr. Spours and Cllr. Dickens on the Working Group. The response submitted will be circulated to BPC and published on the BPC website.

5 **The meeting concluded at 9.45pm.**

Date of next meetings:

Next BPC meeting: Monday 13th February 2023 at 7.45pm - Victory Room.

Next Planning meeting: Monday 27th February 2023 at 7.45pm – Victory Room