

**Minutes of a Meeting of Bradfield Parish Council held on
Tuesday 3rd October 2023 at 7.30pm in the Committee Room,
Bradfield Village Hall, Bradfield Southend.**

Present: Cllr. K. Dearing (Chairman)
Cllr. G. Allen
Cllr. G. Allnutt
Cllr. R. Balsdon
Cllr. A. House
Cllr. S. O'Reilly
Cllr. T. Wale
Cllr. B. Wyatt
District Cllr. R. MacKinnon
Mrs. H. Pratt (Clerk)
Four members of the public were in attendance.

143. **Apologies.**
There were no apologies of absence.
144. **Declarations of Interest.**
There were no updates to the Register of interests.
- 144.1 **Declaration of Interest in Agenda Items.**
There were no declarations of interest in any agenda items.
145. **Public Session.**
- 145.1 **Flooding on Southend Road.**
The completely blocked drain on Southend Road has been reported to WBC. When it rains flood water reaches the middle of the road and beyond, soaking pedestrians if they are on the pavement when a vehicle passes. It was questioned whether BPC had done anything about the situation. The Clerk will chase the issue again with WBC.
- 145.2 **Accident in Southend Road.**
There have now been four accidents involving the vehicles parked outside of the flats on Southend Road, the last occurring on Friday 29th September. There appears to be a lot more traffic using Southend Road.
- 145.3 **Speeding.**
Having carried out a survey a parishioner commented that 1 in 5 cars break on entering Bradfield Southend. It was questioned whether the 30mph zone at the west end of Southend Road should begin closer to Cripps Farm, where it is obvious that you are entering a settlement. Concern was raised about the blind bend in the middle of Bradfield Southend.
It was questioned what the options to slow traffic down might be; chicanes, speed bumps, SID and Community Speedwatch (CSW). It was noted that WBC are running a CSW seminar on Wednesday 25th October. It was requested that SID be utilised in the parish more frequently.
- 145.4 **Parking on Cock Lane.**
A number of parents are parking on the pavement on a blind bend on Cock Lane, when dropping off or collecting their children from school. Two years ago, WBC agreed to repaint and extend the double yellow lines, but this has not happened.
Cllr. Dearing will contact the head about educating the parents.
Gareth Dowding (WBC) will be invited to a site meeting to see the problem.

HP

KD

- 145.5 Bins outside Flats on Southend Road.
It was noted that the bins continue to be on the grass verge outside the flats on Southend Road all the time and not just on bin days.
- 145.6 Junction of Heath Road and Southend Road.
It was questioned why WBC can't carry out repairs properly. The road markings need renewing. Yellow lines have been painted around half the pot holes, but some of the lines actually go through other pot holes.
146. **Approval of Minutes.**
- 146.1 BPC meeting held on Tuesday 5th September 2023.
The minutes of the meeting of BPC held on Tuesday 5th September 2023 were approved as an accurate record of the meeting and were signed by Cllr. Dearing.
147. **Co-option of a new councillor.**
Two candidates were considered for the vacant councillor position. It was unanimously resolved that Kimberley Bishop be co-opted to the position. The other candidate will be asked if he would consider the Village Hall project or possibly a Neighbourhood Development Plan group.
148. **Planning Applications**
- 148.1 Planning Applications on which BPC has been consulted by WBC:
- 148.1.1 **23/02101/HOUSE – Kiln Lodge, Hungerford Lane.**
Section 73: Variation of Conditions 2 (Approved Plans), 3(Materials) and Removal of Condition 4 (Render) of previously approved application 21/03182/HOUSE: First floor and rear extensions, garage conversion and alterations.”
This application includes rendering the whole of Kiln Lodge in white render, making it the only property to be rendered within this group of houses.
It was agreed that BPC **objects** to this application on the grounds of it being out of keeping with the streetscene and contrary to the local vernacular.
- 148.1.2 **23/02108/CERTP – Three Firs, Cock Lane.**
Installation of Roof Windows to a dwelling house in accordance with permitted development under GDPO Part 1 Class C.
There was a discussion about the history of the property including the change in orientation when Three Firs and West Wood were converted from one property to two. The proposed windows are in the front and rear of the original dwelling and not the sides. The windows are too large and too tall. Conservation roof lights would be preferred.
- 148.1.3 **23/02152/COND – Lynstead, Southend Road.**
Confirmation of compliance of all conditions on application 10/00375/FULD.
BPC are of the opinion that conditions 10 and 11 (permitted development rights and obscured glass) should remain.
- 148.1.4 **23/00494/FUL – Doctor's Surgery, Cock Lane.**
Refurbishment and conversion of former doctor's surgery into a detached dwelling and erection of new detached dwelling, with association parking spaces, landscaping and infrastructure.”
An amendment has been received for the new house including floor plans, roof plans and elevations which overcome the issue of overlooking of the neighbouring property. Revised plans showing additional parking had already been submitted.
BPC has **no objection** to the revised plans.
- 148.2 Planning Decisions taken by WBC:
- 148.2.1 **23/01335/HOUSE & 23/01357/LBC – Oxford House, Rotten Row.**
Single-storey rear extension (to previous extensions).
BPC had **no objection** to both these applications which have been **approved** by WBC.

- 148.3 Applications to be considered by the Eastern Area Planning Committee (EAP):
- 148.3.1 **22/01953/FULD – Reservoir (covered), Tutts Clump.**
Demolition of former water pumping station reservoir, associated plant and buildings, replacement with detached 5-bed dwelling with integral garage.
 BPC had **no objection** to this application which is to be considered by the EAP at their meeting tomorrow (4th October) evening. Cllr. House will speak on behalf of BPC.
- 148.4 Enforcement Issues.
- 148.4.1 **46 Southend Road.**
 It is understood that the applicant has been asked for revised plans showing the porch and doorway.
149. **District Councillor’s Report.**
- 149.1 Neighbourhood Development Plan.
 District Cllr. MacKinnon reported that Bryan Lyttle (WBC Planning Policy) is willing to come and talk to residents of Bradfield about a Neighbourhood Development Plan in October or November. He will be leaving WBC in the new year. District Cllr. MacKinnon will obtain a list of dates on which Mr. Lyttle is available.
- 149.2 Speeding.
 Gareth Dowding (WBC) has been out and inspected Southend Road to consider what options may be suitable to reduce speed. There are limited options on Southend Road; chicanes require lighting.
 The black cat speed detector has been booked to go at both ends of Southend Road to gather data. If there is a sufficient problem shown by the data a Vehicle Activated Sign may be an option.
 Data has already been obtained for Ashampstead Road.
 It was recommended that Bradfield signs up for the Thames Valley Police CSW programme. Parishioners are also invited to sign up for the WBC CSW seminar.
- 149.3 Eastern Area Planning Committee (EAP).
 The EAP is meeting on Wednesday 4th October and will be considering application 23/01953/FULD for the Reservoir in Tutts Clump. A similar application was dismissed on appeal.
- 149.4 Parliamentary Constituencies.
 Bradfield will be part of the new constituency to be called Reading West and Mid Berkshire. At the next general election, a new MP will be elected. A new local association was formed on Tuesday 26th September 2023.
150. **Highways.**
- 150.1 Conifers on Hungerford Lane.
 Whilst the conifer on Hungerford Lane have been trimmed, there remains limited height in the carriageway. The Clerk has reported the concern a second time to WBC.
 Concern was raised about the hedge on the double bend, opposite Woodpecker Cottage.
151. **Clerk’s Report**
- 151.1 Remembrance Service Arrangements (Sunday 12th November).
 WBC has confirmed that the correct Traffic Regulation Order requirement will be in place by the 12th November. The closure must be managed by a licensed company, although it can be manned by volunteers. The cost of manning the closure is only a small part of the overall cost.
 Cllr. House has requested a quote from Sunbelt for the road closure and arranged for collection of the poppy wreath.
 Cllr. Dearing has spoken to the WI and organised use of the Social Club for refreshments after.

RM

	The Clerk will contact Peter Hansel at Bradfield College about taking the service, an honour guard, and a bugler.	HP
152.	<u>Environment.</u>	
152.1	<u>Defibrillator Provision in Bradfield.</u> On inspection, it would appear that an electrical supply remains in the telephone box in Ashampstead Road. The defibrillator, in the reception of Bradfield College is registered with “The Circuit” but is listed as having restricted access. A notice gives a telephone number to call, but the sign is very faded. It was agreed that the Clerk would contact the bursar at Bradfield College about whether a defibrillator could be located at the college in an unrestricted location.	HP
152.2	<u>Issues with Public Rights of Way.</u> It was reported that the Bradfield part of Bridleway BRAD 4/1 and BEEN 8/1 (the Switchbacks) is very overgrown. The Clerk will contact the tenant of the land and clarify who has responsibility for cutting the hedge.	HP
152.3	<u>Sovereign Housing Issues.</u> It has been suggested that the grass area in front of the flats on Southend Road should be converted into dedicated parking for the flats, thereby removing the need for residents to park in Southend Road. District Cllr. MacKinnon agreed to follow up on this with District Cllr. Dillion.	HP
153.	<u>Reports.</u>	RM
153.1	<u>Bradfield Village Hall.</u> Cllr. O’Reilly reported that there had been a meeting of Bradfield Village Hall Committee the previous evening (2 nd October). A number of emails have suggest surveying the foundations of the existing hall to determine whether or not refurbishment of the existing hall may be a viable option. A further meeting has been suggested for 12 th October. Quotes have been obtained to cut and maintain the village field which are more than double what has previously been paid. The Clerk will investigate whether there are any planning conditions of the Cricket Pavilion which limit its use, so it is not in competition with Bradfield Village Hall.	HP
153.2	<u>Pang Valley Flood Forum (PVFF).</u> On the 4 th November, there is to be an exhibition of equipment and advice to help prevent flooding. The exhibition will take place in Hampstead Norreys from 1pm to 6pm. <i>After the meeting, this exhibition has been postponed due to the murder of David Barlow, one of the trustees, his wife and their guide in Uganda.</i>	
153.3	<u>Alms House.</u> The tenancy of the vacant Alms house has now been agreed.	
154.	<u>Finance.</u>	
154.1	<u>Expenditure against budget to the 30th September 2023.</u> The Clerk circulated an expenditure against budget to all councillors for the first half of the financial year. It was agreed that BPC would renew its membership of CCB (Connecting Communities in Berkshire).	
154.2	<u>Bank Reconciliations.</u> The Clerk circulated a finance report dated the 3 rd October 2023 prior to the meeting showing a balance of £11,508.64 in the Treasurer’s Account once all lodgements and payments have cleared. This was reconciled back to the bank statement of the 1 st September 2023 which showed a balance of £13,586.22. The Business account had a balance of £82,545.98 on the 25 th August 2023.	

- 154.3 List of payments and receipts.
 The following payments have been made since the last meeting:
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| Salaries, PAYE (September 2023). | £429.22 |
| Hugofox Limited (Website) | £122.28 |
| West Berkshire District Council (Emptying of 4 x dog bins Oct to Dec '23) | £234.06 |
- Payment of the Clerk's salary for October 2023 was approved.
155. **Round table comments.**
- 155.1 Sheilds on the Village Shop.
 A date and time need to be agreed between Cllr. House and Cllr. O'Reilly to put up the three royal shields.
- 155.2 Motorbike and passenger.
 A teenage boy has been seen riding a motorcycle on Southend Road with a young girl without a helmet.
- 155.3 Youth Shelter.
 The Clerk is in the process of organising a quote for removal.
- 155.4 Speed Measures.
 Local residents should be consulted on options for campaigns to reduce speed.
- 155.5 Primary School.
 The primary school would like to carry out weekly litter picks and are looking at possible funding for litter pickers.
- 155.6 Christmas Lights.
 A candidate for the judging of the Christmas lights was discussed. Cllr. House will hand over the role of driving the judge round to see all the lights, to Cllr. Dearing.
156. **The meeting concluded at 9.55pm**
Next BPC meeting: Tuesday 7th November 2023 at 7.30pm in the Committee Room, Bradfield Village Hall.

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