

Minutes of a Virtual Meeting of Bradfield Parish Council held on

Tuesday 2nd February 2021 at 7.30pm.

Present: Cllr. A. House (Chairman)
Cllr. K. Dearing
Cllr. S. O'Reilly
Cllr. M. Ashbrook
Cllr. R. Balsdon
Cllr. P. Isherwood
Cllr. P. Henwood
District Cllr. R. MacKinnon
Mrs. H. Pratt (Clerk)

Four parishioners were in attendance.

128. **Apologies.**

Apologies of absence were received and accepted from Cllr. T. Wale and Cllr. B. Wyatt.

129. **Declarations of Interest.**

There were no declarations of interest.

130. **Public Forum.**

130.1 **Planning application 20/03044/HOUSE – The Firs, Tutts Clump.**

The applicant of this application confirmed that there was a gate in the fence between the front of the property and the back door.

130.2 **Stretton Close development.**

A parishioner thanked BPC for the comments made at the Eastern Area Planning (EAP) meeting and for the observations sent to WBC on application 20/02410/FULMAJ for Land North of Stretton Close. It was noted that the planning officer had asked the architect to confirm the ridge heights on the various proposed dwellings. It is understood that application 20/02794/COND3 about sustainable drainage is due to be signed off on Friday. The Ecological report says that vegetation should be removed outside of nesting season, it was questioned who it should be reported to if this does not happen. The issue with covenants on the access strip, restricting utilities is not a planning matter but is raising significant concern.

In the Local Development Plan the field adjacent to Stretton Close is listed as one of the sites. Residents of Stretton Close asked to be included in any publicity/information sessions on this site. The proposed strategic site to the NE of Thatcham has to include onsite provision of renewable power; a lot of these plants are not as 'green' as one would expect.

130.3 **Parish Website.**

It was reported that the opening times on the parish website (bradfield-parish.co.uk) needed to be updated. The Clerk commented that this website is not run by BPC and ownership of the current 'parish' website was uncertain.

131. **Minutes of the meeting held on Tuesday 5th January 2021.**

It was resolved that the minutes of the meeting held on Tuesday 5th January were a true record of the meeting and they will be signed by Cllr. House.

131.1 **Matters arising from the minutes – for information only:**

131.1.1 **Christmas Lights Trophy.**

Cllr. House reported that he had delivered the Christmas Lights trophy and certificate to the winner of the Christmas Lights competition.

131.1.2 **Bonfire letters.**

There has still been no response from WBC about the number of letters sent out to residents advising them of the law in relation to bonfires and smoke causing a nuisance.

131.1.3 **Height barrier signage.**

The Clerk needs to organise the signage for the new height barrier at the Village Hall.

131.1.4 **Dog waste bin collection.**

Concerns had been raised about the dog bin in Cock Lane not being emptied at the beginning of January. It is understood that this situation is now resolved, and collections are back to normal.

131.1.5 **Mobile phone signal in the parish.**

This issue is currently being considered by District Cllr. MacKinnon.

132. **Planning Applications**

132.1 **Planning Applications which WBC has consulted BPC on:**

132.1.1 **20/03044/HOUSE – The Firs, Tutts Clump.**

Replacement outbuilding to the side of the dwelling comprising garage workshop and studio with embedded solar tiles to west elevation roof pitch.

The outbuilding to be replaced has been part of two previous applications (14/00317/HOUSE and 14/01990/HOUSE). These applications have increased the total footprint by 87%; the extensions to the house have been developed. This application is an increase in the size of the outbuilding from the existing of 41.5m², to 66m². The approved application would increase the size to 58m².

It was unanimously agreed that BPC has **no objection** to this application, subject to a condition that it can only be used as ancillary accommodation, in line with condition 4 of the previously approved applications.

132.2 **Planning decisions taken by WBC:**

132.2.1 **20/02844/CERTP – The Gables, Maidenhatch.**

Construction of single storey double wooden garage on hard standing.

BPC **objected** to this application which has been **refused** by WBC.

132.2.2 **20/02729/COND2 – Land North of Stretton Close.**

Approval of details reserved by Condition 11 (Ecological Mitigation & Management) of Approved Application 17/03411/OUTMAJ: Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered.

BPC **objected** to this application which has been **approved** by WBC.

132.2.3 **20/02747/FUL – Land North of Stretton Close.**

Construction of a temporary site access.

BPC **objected** to this application which has been **approved** by WBC.

132.2.4 **20/02712/FUL – Bradfield College.**

Installation of 2,000 litre LPG tank and associated hard and soft landscaping works.

BPC had **no objection** to this application which has been **approved** by WBC.

132.2.5 **20/02667/HOUSE – Lethe, Southend Road.**

Proposed first floor extension, new dormer windows and roof alterations.

BPC had **no objection** to this application which has been **approved** by WBC.

132.2.6 **20/02623/HOUSE – The Cottage, Rotten Row.**

Contemporary timber clad garden building.

BPC had **no objection** to this application which has been **approved** by WBC.

132.2.7 **20/02485/FUL – Bradfield College.**

Proposed replacement of windows and doors of the Music Hall and replacement of existing vents with louvres.

BPC had **no objection** to this application which has been **approved** by WBC.

132.2.8 **20/02410/RESMAJ – Land North of Stretton Close.**

Approval of reserved matters following Outline Permission 17/03411/OUTMAJ: Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered. Matters seeking consent appearance and landscaping.

BPC **objected** to this application which has been **approved** by the Eastern Area Planning Committee where BPC was represented by Cllr. House.

132.2.9 **20/02167/FUL – Barn Elm Farm.**

Retrospective Change of use of land from use as part of a track for use by quad bikes to a dog walking Facility.

BPC had **no objection** to this application which has been **approved** by WBC.

132.3 Planning appeals.

There has been no update on the appeal on application 19/03193/FUL – McVeigh Parker.

132.3.1 **20/01631/PACOU - Elmwood Building**

Application to determine if prior approval is required for a proposed change of use of offices (Class B1a) to form 3 apartments (Class C3), under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

WBC **refused** this application; the applicant submitted an appeal, and the decision of WBC has been **upheld** by the planning inspector.

132.4 Planning enforcement matters:

132.4.1 **Boot Farm** – The house and barn construction continue to be monitored.

132.4.2 **Elmwood Building** – The appeal has been dismissed.

132.4.3 **Pumping Station** – No obvious work is being carried out on site; a planning application is awaited.

132.4.4 **Hewins Wood Farm** – The use of and installation of storage containers, and the advertising hoardings at the entrance have been reported to WBC enforcement.

132.5 WBC Local Plan Review 2020 – 2037: Emerging Draft.

Seven parcels of land were submitted to WBC as possible development sites within Bradfield Parish. Of these sites, three were discounted. Two of the sites, which were accepted, adjoin each other, land north of Stretton Close and Southend Road. The ideal access for the site north of Southend Road would be via Stretton Close, but planning permission for 11 houses, negating this option has been approved. This essentially makes the site landlocked. On the grounds of access, BPC objects to this site.

There is a strategic site, SP17, for 2,500 houses proposed to the north east of Thatcham. Bucklebury Parish Council has written a strong letter of opposition to SP17 and it was agreed that BPC wholeheartedly supports this letter. There are no suggestions for improvements to the infrastructure of the A4, or the railway station. Concerns were raised about additional traffic through Bradfield parish and light pollution. In particular, Union Road is too narrow for the middle of the road to be marked and is on a dangerous bend. The traffic at the junction of Common Hill with the A340 would be significantly worse and traffic on Bostock Lane (a single-track lane) would increase.

Possible mitigation measures might include chicanes along Southend Road, pavement repairs/new footway between Hungerford Lane and The Avenue and upgrading of Union Road (along its entire length).

It was agreed that the Clerk and Cllr. House would submit an objection.

133. Highways Matters.

133.1 Speeding issues in the parish.

Cllr. House reported that he had received a list of 39 sites in Bradfield Parish which had been approved for the use of SID; some of these sites are within derestricted zones and some are duplicates. Sites exist on Ashampstead Road for traffic travelling in both directions within the 30mph zone between the river Pang and the Dark Lane/Back Lane

junction. Once SID is available from WBC arrangements will be made to use it in the parish again; a parishioner has volunteered to undergo the training and help with its deployment.

133.2 Flooding.

The recent rain has resulted in flooding of roads in two places: the bottom of Buscot Hill where there is no drain and at the Bishops Road/Cock Lane junction where WBC filled the ditch in. These will be raised with Stuart Clark, the drainage engineer at WBC.

133.3 Grit Bins.

The grit bins have been checked and all are full. Unfortunately, they are being used for the disposal of bottles, cans and dog waste bags.

134. Environment.

134.1 Defibrillator in Tutts Clump.

The electrician has asked about the specification of the defibrillator. The Clerk will seek advice on the specification for the defibrillator.

134.2 Tree at Riverside Cottages.

The trees which were causing the issues are scheduled to be removed on Wednesday 3rd February.

134.3 Benches around the Parish and along the River.

It was agreed that BPC would purchase three recycled plastic Dale benches. One of these will replace the bench next to the river Pang. Other locations for benches include outside the Village Shop, the junction of Heath Road and Southend Road, the location of the Youth Shelter (once it has been removed) and at the Cricket Club (this one would be donated to the Cricket Club). It was agreed that the benches need to be anchored in position.

134.4 Fly tipping on Admoor Lane.

Cllr. House reported that the Newbury Weekly News had contacted him about the fly tipping on Admoor Lane; it was in Beenham Parish.

134.5 Ash Tree on Cock Lane.

The ash tree reported to WBC as potentially being dangerous has been significantly reduced under instructions from WBC. This has opened the boundary of the Village Field between the tree and the bungalow. It was agreed to ask Fox Fencing about the erection of fencing to deter unwanted visitors from the Village Field.

135. Report from District Cllr. Ross MacKinnon.

District Cllr. MacKinnon circulated his report for January 2021 to councillors.

He commented that CIL money held by WBC may be applied for to help fund the benches and/or the defibrillator.

District Cllr. MacKinnon is a member of the EAP and shared the frustration of BPC with the developer of the Land north of Stretton Close and the number of planning application submitted simultaneously for the same site.

The WBC budget for the next financial year will be presented to the full council at a meeting on the 2nd March; the papers will be published tomorrow (3rd February).

WBC is changing the way in which food waste is being collected; each household will receive a food waste caddy which will be collected on a weekly basis and the contents completely recycled.

The COVID vaccination centre at Newbury Racecourse is now up and running. The aim is that all of those over 70, who want the vaccination will have had it by the middle of February. The number of cases across the district are reducing and are slightly below the average. COVID marshals have been appointed to work across the district to encourage people to apply with the COVID regulations.

Cllr. MacKinnon agreed to explore what could be done about the poor mobile phone signal in the parish.

136. **Correspondence.**

136.1 **Telephone Box in Bradfield.**

Owen Adams has written to BPC and commented that Bradfield College cannot justify £2,000 to move the telephone box.

136.2 **Consultation on S106 Change of tenants in Admoor Lane property.**

Sovereign Housing has contacted BPC about a possible new tenant for an Admoor Lane property.

The new candidate has been a resident of Upper Basildon for the last 6 years. She grew up in Upper Bucklebury where her mother still lives. Her mother is very involved in the local Bradfield community. The candidate has worked in Bradfield Post Office previously and will be doing so again, alongside her full-time job (once schools reopen and childcare permits). The candidate would like to move to Bradfield to be closer to her mother and work, as well as being in a community where she knows many people.

BPC agreed that this candidate complies with some of the conditions and is therefore happy for the mutual exchange of tenants to take place.

136.3 **Power Outages.**

The Clerk reported that she has received a response from SSE about the selective power cuts which have been occurring around the Cock Lane/Southend Road junction, including the shop. However, SSE have not answered the questions about what a selective power cut is. They have commented that the issues are in association with an underground fault. It was reported that a transformer failed on Saturday leaving parts of Bradfield Southend without power for several hours.

136.4 **Bradfield Village Hall.**

The Village Hall project was selected as one of ten finalists for a Double Match Day event held by Greenham Common Trust. As a result, over £17,000 was raised. On the day activities included walking 1,112 times around the footprint of the new development. Grants have now been received from Englefield Trust and the Peter Baker Foundation. WBC has made a grant of approximately £60,000 from CIL funds which needs to be match funded. The amount in the development fund and promised monies amounts to approximately £400,000.

The architect has now been asked to start working on the technical details and draw up the plans such that the project can go out to tender. Ways of reducing the overall cost by changes to the design details and specifications are also being explored.

It has become apparent that in order to raise funds from major grant funders, significant funds need to be raised locally to demonstrate local support for the project.

136.5 **Website Provision.**

The Clerk reported that she had received advertising from Hugo Fox who provide three levels of websites specifically for Parish Councils. The lowest level of site is free. It was agreed that the Clerk would explore this option.

136.6 **CiLCA Qualification.**

The Clerk is keen to complete the CiLCA (Certificate in Local Council Administration) qualification. The total cost of the course is £863 plus VAT. It was agreed that BPC would cover the cost of half of the course if Bucklebury PC covers the other half.

137. **Reports from meetings attended on behalf of the Council.**

137.1 **May Fayre Meeting.**

The May Fayre in 2021 will not take place, but it is hoped it will return in 2022. Banners are being organised to be up for the bank holiday in 2021, reminding people that under normal circumstances the fayre would have been taking place.

138. **Finances**

138.1 **Bank Reconciliation to the 2/2/2021.**

The finance report showed a balance of £9,201.88 in the current account once all cheques and lodgements have cleared.

The finance report showed a reconciliation to the current account bank statement dated the 31/12/2020 with a balance of £10,463.75. The business account had a balance of £47,114.35 on the 24/12/2020.

138.2 **List of payments since the last meeting.**

The following payments have been made:

A.J. House	£107.98	Expenses.
Helen Pratt	£347.68	Clerk's January salary.
Autela Payroll	£48.24	Payroll.
A.J. House	£26.99	Expenses.
Triangle Management Ltd.	£36.00	Dog waste bin emptying for January 2021.
Triangle Management Ltd.	£81.00	Dog waste bin emptying for February and March 2021.

138.3 **Grant Applications.**

The following grants were unanimously approved:

Bradfield Primary School – support for reading by supplying a listening station with 8 sets of headphones:	£1,100.00
John Simmons Trust – ongoing work of the Trust:	£500.00
St. Peter's Preschool:	£400.00
Bradfield WI:	£100.00
Tutts Clump Burial Ground – repairs to the entrance gateway:	£275.00
Bradfield Coffee Club – PPE for when Coffee Club can meet again:	£200.00
Bradfield Village Hall – contribution towards Village field, defibrillator and play area:	£3,000.00
Bradfield Luncheon Club:	£400.00
Standby Group:	£500.00
Newslink:	£350.00
Bradfield Brownies (Pang Valley District Girlguiding):	£200.00
Pang Valley Flood Forum (PVFF):	£150.00

It was agreed to consider a grant for Bradfield Toddlers and Bradfield Cricket Club at the March meeting.

It was agreed not to contribute to the WBC libraries.

139. **Round table comments.**

139.1 **Fire Hydrant** - Cllr. Henwood reported that the top of the fire hydrant (near Wellington Close) is very low in the pavement and a trip hazard. The Clerk will report it to WBC.

139.2 **Dr. Westcar** - It was reported that Dr. Westcar retired from the Chapel Row Surgery in December after 28 years. The Clerk will write to Dr. Westcar and thank him for his services to the community.

It was also noted that Carole Jenner retired from the Surgery after 30 years.

139.3 **Covid-19 Vaccine Seminar** - Cllr. House reported that there is a free Covid-19 vaccine seminar on the 4th February between 6.30pm and 8.30pm.

139.4 **Village Shop AGM** – This will take place in June.

140. The meeting concluded at 9.55pm.

Date of Next meeting: Tuesday 2nd March 2021 at 7.30pm.