

Minutes of a Meeting of Bradfield Parish Council held on

Tuesday 2nd November 2021 at 7.30pm in Bradfield Village Hall.

Present: Cllr. A. House (Chairman)
Cllr. M. Ashbrook
Cllr. R. Balsdon
Cllr. K. Dearing
Cllr. P. Henwood
Cllr. P. Isherwood
Cllr. S. O'Reilly
Cllr. T. Wale
Cllr. R. Wyatt
District Cllr. R. MacKinnon
Mrs. H. Pratt (Clerk)

There were 10 members of the public in attendance.

87. **Apologies.**

There were no apologies for absence.

88. **Declarations of Interest.**

There were no updates to the Register of Interests and no interests in any agenda items.

89. **Public Forum.**

89.1 **Speedwell, Scratchface Lane.**

Concern was raised about the Section 73 planning application for Speedwell which converts a 2 bay car port to a 2 bay garage and carport with an office over and a balcony. The garage block will be massive. Condition 11 of the approved planning permission restricts the car port such that no business can be run from the building, it was requested that this condition be maintained should the application be approved.

The original buildings at Speedwell were two, two-bedroom cottages which are being replaced with a single, six-bedroom, four-bathroom house. There have already been issues on the site in relation to clearance and spreading of rubble, this has been stopped by the WBC enforcement team.

89.2 **Bradfield Village Hall.**

Some parishioners expressed frustration in the lack of transparency of the Village Hall Management Committee. Statements have previously been made by the Hall Committee which have been untrue. It was suggested that the hall must be demolished because the electrical wiring couldn't be upgraded, yet the wiring has been upgraded. The Time For Change Village Hall Development team suggested that the project would cost 1.2 million; it is now estimated at 2.3 million. It's been suggested that Hermitage Village Hall is twice the size of the proposed hall; it is smaller. It's suggested that WBC require the hall to have 100 parking spaces, yet Hermitage Village Hall was approved with only 50 spaces and is outside the village centre. No other scheme is possible; it would be possible to refurbish the existing hall or consider a different new build. It is stated that the community backs the current proposal, yet it is now acknowledged that there is insufficient support for the project and more people objected to the planning application than supported it. It's too late to change course; whilst a change of course would cost time and money, the current proposal has the potential to place an unethical financial burden on the community going into the future.

A separate parishioner commented that she was very disappointed with BPC and their lack of support for the project. How does BPC know the opinion of the community? Research has been carried out and advice sought; the time for snipping is over and BPC should move forwards and support the proposal.

District Cllr. MacKinnon was thanked for being present.

It was noted that trustees of the Management Committee had put their homes on the line for the project; this is not now the case because the Management Committee is a CIO.

There will be a delay in work on the Village Hall to raise additional funds. Whilst there was a lot of confidence at the public meeting some of this appears to have waned. BPC has identified concerns over the viability of the project and believes it is acting in the best interests of the community.

In the existing hall, the roof has been repaired and the wiring replaced, however, the boiler has now failed, and the drains only have an expected life of three years. There has been no mention of a contingency plan or plan B for the hall to operate safely. It was questioned whether BPC should continue trying to negotiate or whether they should take action and lead.

Apologies were given that the boiler had failed; a new heating system has been ordered. Despite a vocal opposition group, the recent planning application was approved and a third of the cost of the whole project has been raised. Flaws were identified in the Business Plans on the basis that two of the users had fallen through during lockdown, but two new users now have regular bookings. A new facility would be more appealing to users and provide three separate spaces. The proposal is felt to be viable and does have a lot of support.

It was noted that at the recent birthday party for the hall, no parish councillors were present. Cllr. House commented that he would have attended and retrospectively gave his apologies.

90. **Minutes of meeting held on Tuesday 5th October 2021.**

It was resolved that the minutes of the meeting of BPC held on Tuesday 5th October 2021 were an accurate reflection of the meeting and they were signed by Cllr. House.

91. **Matters arising from the minutes.**

91.1 **Southend Road Drains.**

Work was carried out to jet the drains on the 29th October 2021.

91.2 **Lunch Club.**

Resumption of the lunch club is dependent upon use of the church building. Members of the lunch club and helpers will be meeting at the Berkshire Arms for a Christmas lunch.

91.3 **Cock Lane Hedge Cutting.**

Work has been completed to cut the hedges on Cock Lane. However, this has revealed that the road name sign is missing.

92. **Planning Applications**

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

92.1.1 **21/02507/OUTD – Land East of Jennets Wood, Tutts Clump.**

Detached dwelling served by existing vehicular access.

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

92.1.2 **21/02501/FUL – Bradfield College.**

Temporary change of use from C2 to construction compound for use during the building operations to St. Andrew's Church associated with the change of use to a study centre, for the period 1 April 2022 to 1 April 2024.

It was agreed that BPC has **no objection** to this application, but it was suggested that the groundsman's area might be a better location.

- 92.1.3 **21/02561/FULD – Speedwell, Scratchface Lane.**
Demolition of existing property, garage and outbuilding and erection of a new dwelling and carport. Section 73 application to vary condition 11 (car ports) of approved planning permission 20/01486/FULD.
 It was agreed that BPC **objects** to this application on the grounds of overdevelopment of the site, intrusion into the AONB and loss of privacy to the neighbours. It was also felt that if WBC approves the application, a condition restricting its use should be considered.
- 92.1.4 **21/02643/HOUSE and 21/02644/LBC2 – Frogmore Farm, Back Lane.**
Removal of porch in south elevation and replacement with double doors; new porch and door in north elevation; new door and window arrangement in east elevation and internal changes.
 It was agreed that BPC has **no objection** to these applications.
- 92.1.5 **21/01851/HOUSE – Oak Cottage, Cock Lane.**
A pre-fabricated garden room of wooden construction with rubber roof, placed on a decking base underlaid by concrete. Dimensions 3.05 x 3.05 x 2.3m.
 An amendment has been received to this application relocating the garden room from the front to the rear of the property.
 It was agreed that BPC maintains its decision of **no objection** to this application.
- 92.1.6 **21/02652/NONMAT – 1 Oakfield Cottages, Cock Lane.**
Non-material amendment to planning permission 19/01900/HOUSE: Double storey side and rear extensions. Amendment: The approved planning consists of an overhang of the first floor. It is requested that we don't proceed with an overhang but take the extension walls straight up.
 BPC has not been consulted on this application to which it has **no objections**.
- 92.1.7 **21/02606/COND1 – Land North of Stretton Close, Bradfield Southend.**
Application for approval of details reserved by condition 3 (Schedule of materials (prior approval)) of planning permission 20/02410/RESMAJ – 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 was not consulted on this application to which it has **no objection**.
- 92.1.8 **21/02607/NONMAT – Land North of Stretton Close, Bradfield Southend.**
Non-Material amendment to planning permission 20/02410/RESMAJ: 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. Amendment: alterations to the design of plot 8 and the approval of additional information relating to the brickwork detailing to be applied to all plots.
 BPC was not consulted on this application to which it has **no objection**.
- 92.2 Planning Decisions taken by WBC:
- 92.2.1 **21/01533/COMIND – Hewins Wood Farm.**
Retrospective planning application for regularisation of the use of storage containers, building for pottery workshop and kiln, beauty salon and blacksmith workshop.
 BPC **supported** this application which has been **approved retrospectively** by WBC.
- 92.2.2 **21/01903/FUL – Bradfield College.**
All weather pitch with associated floodlighting, fencing and replacement floodlighting to existing pitch. Section 73 application to vary condition 4 (lighting) of approved planning permission 06/01667/FUL.
 BPC had **no objection** to this application which has been **approved** by WBC.

92.2.3 **21/02219/CERTP – 18 The Laffords.**

Single storey rear extension.

BPC was not consulted on this application which has been determined as **lawful** by WBC.

92.2.4 **21/00237/FUL (Appeal Ref: APP/W0340/W/21/3276682) – Travellers Rest Farm.**

Field currently used for horse grazing to be used as a secure dog exercise field. No buildings will be on site. It will contain dog agility equipment, a hard standing for cars to park on at the gate entrance safely off the road. Access already existing and is already in place and is a safe entrance off the Travellers Rest Farm driveway off Hungerford Lane. The field is not adjacent to any domestic housing so will not have any impact on neighbours.

BPC had **no objection** to this application which was **refused** by WBC and **dismissed** on appeal.

92.3 Enforcement Issues.

92.3.1 **Applecroft, Tutts Clump.**

No information has been received from WBC relating to timescales or other courses of actions following the dismissal of the appeal.

BPC is aware that numerous photographs have been “staged” to demonstrate numerous cars parked on roadsides.

92.3.2 **Cray Cottage.**

No response has been received from the enforcement officer. District Cllr. MacKinnon was asked to follow up on this.

92.3.3 **Elmwood Building.**

Monitoring of the site will continue.

92.3.4 **Hewins Wood Farm.**

Planning application 21/01533/COMIND has been approved, so this site is no longer subject to potential enforcement action.

92.3.5 **46 South End Road.**

No response has been received from the enforcement officer. Details of this believed breach of planning will be sent to District Cllr. MacKinnon.

92.3.6 **Old Travellers Rest.**

Planning application 21/01390/HOUSE was considered by the Eastern Area Planning Committee on Wednesday 15th September and was approved, subject to revised wording of conditions. There has still been no formal approval.

92.3.7 **Pumping Station Site.**

Any works undertaken by the new owners will be monitored.

93. **District Councillors Report.**

District Cllr. MacKinnon commented on how nice it was to see everyone and apologised to residents for his absence; he endeavours to be at BPC meetings when he can.

The death of Peter Argyle a West Berkshire District Councillor of 24 years was reported. He had been Chairman twice and will be sadly missed.

The Public Protection Partnership was a service shared between West Berkshire, Wokingham and Reading. Wokingham has withdrawn from the arrangement. At the WBC Exec meeting on the 14th October, efforts were made to ensure that there is no extra cost to West Berkshire.

The old primary school in Theale is to be used for children with special needs.

In October it was discovered that some false negatives were being returned from the PCR testing centre at Newbury Show Ground. These were found to be the fault of the testing laboratory. It was recommended that anyone who took a test between the 3rd October and 12th October and had a negative result should retest.

A CIL grant was awarded to Bradfield Village Hall for additional plans and drawings; this grant has not yet been claimed.

The footway between Hungerford Lane and the Avenue has been included in the WBC Capital projects for next year (April 2022 to March 2023). The surface of the path will be tarmac. Inclusion of this project is much appreciated by Bradfield residents. It was queried whether the footway from Wellington Close to Hungerford Lane could receive some attention whilst the work is being carried out on the new footway.

94. **Bradfield Village Hall.**

Concern was raised that if there is a parish poll, how it would be funded. Equally it was noted that the single question asked needs to be simple.

It was noted that there is always a risk to figures in a Business Plan. It was further noted that there has been no breakdown in the costs for the MUGA and the children's play area as opposed to the hall facilities.

It was agreed that something had to be done and that the current position is unsustainable. A meeting between District Cllr. MacKinnon, BPC and the Management Committee was agreed as the best way forwards; a lead must be taken from the current parishioners.

95. **Platinum Jubilee.**

A sample presentation mug was circulated to those present.

Cllr. House commented that he has been approached by several groups about possible events. There was a general discussion about possible events including a picnic tea, street party and a beacon. It was agreed that there would be a Working Group of the PC with representatives from other interested community groups. Cllr. Dearing will organise the group.

It was also noted that committee members are needed for the May Fayre committee.

96. **Highways.**

96.1 **Remembrance Sunday.**

Cllr. House reported that he has the wreath to lay at the War Memorial. Cllr. Wyatt will arrange for the car park at the Social Club to be open for those attending the event.

96.2 **Replacement Signage at the junction of Common Hill and Union Road.**

It was noted that there is still no replacement sign at the junction of Union Road and Common Hill. District Cllr. MacKinnon was asked to follow this up.

96.3 **Road Safety on Union Road.**

There has been no update on road safety on Union Road between the War Memorial and Common Hill.

97. **Environment.**

97.1 **Defibrillators.**

The defibrillators have been delivered and the cabinets should be delivered in December.

98. **Correspondence.**

98.1 **BALC AGM – Wednesday 17th November at 7.30pm in Woodley.**

This AGM will be followed by a presentation on climate change.

99. **Finance.**

99.1 **Bank Reconciliation to the 2/11/2021.**

The finance report showed a balance of £10,297.40 in the Treasurers account once all cheques and lodgements have cleared. The finance report showed a reconciliation to the current account bank statement dated the 1/10/2021 with a balance of £14,636.44. The business account statement showed a balance of £44,117.70 on the 27/9/2021.

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

The following payments have been made since the last meeting:

Bradfield Village Hall (rent for meetings)	£234.00
Welmedical (2 defibrillators and cabinets)	£4,368.00
Salaries and expenses to 31/10/2021	£398.88

Payments of the Clerk's salary for November was approved.
A donation of £50 was agreed to the Royal British Legion.

100. **Round table comments.**

100.1 **Road Closures around Bradfield College.**

It is understood that Ashampstead Road might be closed in 2023 in order to carry out works on one of the College buildings.

100.2 **Back Lane.**

Concern was raised about the very deep trenches at the edges of Back Lane.

100.3 **Scarecrow Trail.**

Cllr. Dearing was thanked for organising the Scare Crow trail around the parish which raised £120 for the preschool. Cllr. Dearing thanked all those who helped and took part.

100.4 **Pot hole on Union Road.**

A large pot hole on Union Road was reported.

100.5 **Christmas Lights Judge.**

The new Landlord of the Queens Head will be asked to judge the Christmas light displays.

100.6 **Thoughts on resumption of using the Committee Room.**

Resumption of use of the Committee Room, rather than the hall will be reviewed in February 2022.

101. The meeting concluded at 9.40 pm.

Date of Next meeting: Tuesday 7th December 2021 at 7.30pm (Bradfield Village Hall).