

Minutes of an Extra Ordinary Meeting of Bradfield Parish Council held on

Tuesday 17th May 2022 at 7.30pm in St. Peter's Church Hall.

Present: Cllr. A. House
Cllr. R. Balsdon
Cllr. K. Dearing
Cllr. P. Henwood
Cllr. P. Isherwood
Cllr. R. Wyatt
Mrs. H. Pratt (Clerk)

There was one member of the public in attendance.

27. **Apologies.**

There were apologies of absence from Cllr. M. Ashbrook and Cllr. S. O'Reilly.

28. **Declarations of Interest.**

There were no declarations of interest in any agenda items.

29. **Planning Applications**

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

29.1.1 **22/00962/FUL & 22/00963/LBC2 – Cray Cottage, Church Road.**

Revisions to previous application for extension to garage and new garden room/boiler room. Installation of new roof light to rear roof slope and connection of garage to public sewer.

There are four separate parts to these applications:

- Approval of the already constructed garage which is different to the previously approved plans.
- The addition of a roof light in the rear elevation of Cray Cottage.
- Approval of the already constructed garden room/boiler room which is different to the previously approved plans.
- The addition of a connection to the mains sewer from the garage building.

Overall, it was agreed that BPC has **no objection** to these applications, however, if WBC is minded to approve these applications, it was suggested that a condition should restrict the use of the garage such that it must remain ancillary to Cray Cottage, must not have a separate curtilage and must not be let or rented out. Comments were also made about the colour of the weather boarding, which BPC would prefer to be darker so that it blends in more with the local vernacular.

29.1.2 **22/01012/CERTE – Northcourt, Pangbourne.**

This CLEUD relates to use of the Main House, the Garage Flat and the Cottage as three separate dwelling houses (ie creating 2 additional independent dwelling house at North Court.

BPC has no information to dispute the claims presented for the two additional independent dwelling houses. However, it was felt that if they were to be treated as new houses in the countryside, the following matters should be considered: parking provision, details of private or shared amenity space, curtilage for each dwelling, the provision of EV charging points and any potential CIL implications.

30. **Round table comments.**

30.1 **22/00193/FUL – St. Andrews School.**

Installation of containerised biomass boiler systems.

BPC originally objected to this application, but correspondence after the BPC objection was submitted and at the Eastern Area Planning Committee (EAP) site meeting clarified the issues about which BPC had concerns. BPC will therefore not comment at the EAP

meeting. The application was due to have been considered by the EAP, on the 11th May, but has been deferred to the next EAP meeting which is scheduled for 1st June 2022.

30.2 Platinum Jubilee Medals.

The medals have arrived and have been delivered to Bradfield Primary School for distribution.

30.3 Free Soil Conditioner.

Free soil conditioner can be collected from the Padworth Recycling Centre by residents of West Berkshire on the 21st and 22nd May from 10am to 4pm; no appointment is necessary.

31. **The meeting concluded at 8.50pm.**

Next meeting:

Tuesday 7th June 2022 at 7.30pm in St. Peter's Church, Bradfield Southend.