

**Minutes of a Virtual Meeting of Bradfield Parish Council held on
Tuesday 4th August 2020 at 7.30pm.**

Present: Cllr. A. House (Chairman)
Cllr. S. O'Reilly
Cllr. M. Ashbrook
Cllr. R. Balsdon
Cllr. P. Isherwood
Cllr. P. Henwood
Cllr. K. Dearing
District Cllr. R. MacKinnon
Mrs. H. Pratt (Clerk)
Christine Evans; Sarah Westcar; Gareth Osborne; Charles Romaine;
Janet Vaughan; Helen Varley; Karel Webb

48. Apologies.

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

49. Declarations of Interest.

There were no declarations of interest.

50. Public Forum.

50.1 To receive a report on the traveller encampment.

Christine Evans reported that late on the afternoon of Friday 24th July, 8 caravans and multiple vehicles moved onto the Village Hall Field. A further 3 arrived on Saturday 25th July. Various members of the Village Hall Committee and Parish Councillors were in continual conversation with the Police, the WBC Travellers Liaison Officer, the hall insurance company and CCB. The situation was exasperated by people giving conflicting information and the Police not knowing any of the immediate history.

The travellers arrived, in the knowledge that most offices would be closed for the weekend and it would be difficult to move them on until at least Monday morning. The Police gave assurances that the travellers would move on Saturday morning. When this did not happen, the Hall Committee were informed that it was their responsibility to take court action or call in the bailiffs because the field is private land. On Monday evening, the Police informed those managing the situation that they had issued a Section 61 order and that the travellers had to move on by 7.30am on Tuesday morning. Later on Tuesday morning, it took six Police officers to persuade them to move on, half an hour before enough Police officer were available to evict them.

After their departure, there was a considerable amount of litter and human excrement on the site. A professional company cleaned up the site in a couple of hours on Tuesday afternoon and recommended that the site be closed for a further 24 hours. Reluctantly, the field was opened on Wednesday afternoon. Various potentially attractive areas for children's camps remain cordoned off. People have been advised to take care due to concern over any remaining debris including glass.

To prevent further access, bollards have been erected on the north (right) side of the hall and a temporary gate installed on the south side. The plan is to replace

the gate with a height barrier before the school term starts so there will still be access to the field for overflow parking.

Once the site is redeveloped, it will be much safer for all users due to greater separation of cars and people (particularly children). The field will then have a gate which will be opened for mowing and events such as the May Fayre.

Thanks, were expressed to Bradfield Parish Council, particularly Cllr. House and Cllr. Dearing for their practical help and support through the ordeal.

Cllr. Ashbrook commented that the gap in the hedge to the Cricket pitch ought to be blocked up or restricted to prevent access using that route.

Cllr. Henwood commented that the situation had been handled well and actions had been taken quickly. Concern was raised about security of the Cricket Pitch.

50.2 Planning application 20/01480/FUL – Glenvale Nurseries.

Helen Varley, the applicant of application 20/01480/FUL commented that the application is to diversify and improve the current garden centre business. The units will be available for local people.

Neighbours of the application raised concerns about light pollution, sewage, noise and disability access. The site is currently served by a septic tank, but there are known drainage problems in the area. It was reported that the application has been amended to remove class B1 from the description.

Given that the site is within the AONB, the units should provide benefits to the rural economy. The building must be appropriate in scale and form, usage must not generate inappropriate traffic or road use. It was suggested that a noise survey and lighting plan should be included in the application.

A neighbour commented that he is currently 80m from the nearest road, but that part of the proposed drive will belong the whole of his rear boundary and only 9m from his bedroom. This application has the potential to severely impact the amenity of neighbouring residential dwellings. Neighbours of the site were asked whether they had seen the Traffic Assessment and if they had whether they agreed with it.

50.3 Planning application 20/01486/FULD – Speedwell, Scratchface Lane.

A neighbour of the site commented that Speedwell has never been a three-storey house and that the application was quite misleading. The parking arrangements were thought to be inadequate.

51. Minutes of the meeting held on Tuesday 7th July 2020.

It was resolved that the minutes of the meeting held on Tuesday 7th July 2020 were a true record of the meeting and they will be signed by Cllr. House.

53. Planning Applications.

53.1 Planning applications which WBC has consulted BPC on:

53.1.1 20/01631/PACOU – Elmwood Building, Southend Road.

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 0 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It was noted that this application is for information only and will be determined on matters of fact.

53.1.2 20/01486/FULD – Speedwell, Scratchface Lane.

Demolition of existing property, garage and outbuilding and erection of a new dwelling and carport.

It was agreed that BPC **objects** to this application on the grounds that it is overdevelopment of the site, there is insufficient parking and turning for such a

large house and that there is insufficient detail on the plans about the garage or carport.

It was agreed that if possible, this application should be considered by the Eastern Area Planning Committee.

53.1.3 20/01480/FUL – Glenvale Nurseries, Hungerford Lane.

Rural diversification projection comprising demolition of existing outbuilding and polytunnels and erection of 1 no. B1/B2/B8 building with associated access track and parking area.

Concern was raised about the lack of information or detail in several areas including lighting, noise, sewage, waste and water. Whilst the application is for development in a rural area, it is for the rural economy, but local people will have a loss in the amenity of their homes.

BPC agreed to **object** to this application.

53.1.4 20/01431/FUL – Poltava, Stanford Road.

Erection of new detached one and half storey dwelling on garden land adjacent to Poltava, demolition of existing outbuilding, erection of new detached garage and provision of parking. Sub-division of plot (Re-submission of application 17/03286/FULD to extend the time period for commencement of development).

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

53.1.5 20/01089/FUL – Bradfield College.

Car parking, improved vehicular access and associated hard landscaping and lighting. Details of lighting have been received.

BPC previously **objected** to this application on the grounds that there was insufficient information about the lighting. A lighting plan has now been submitted and BPC has **no objection**, although concern was raised about the height of the lighting columns.

53.1.6 20/01633/HOUSE – Earlham, Southend Road.

Single storey rear conservatory extension.

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

53.2 **Planning decisions taken by WBC:**

53.2.1 20/01067/FULD – Linnets, Admoor Lane.

Section 73 application to view condition 3 (approved plans) and 14 (bat boxes) of planning permission 19/01399/FULD (Replacement dwelling house with detached garage).

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

53.2.2 20/000745/HOUSE – Pococks Cottage, Mariners Lane.

Demolition of existing stable and construction of larger stable.

BPC had **no objection** to this application; WBC **cannot determine** the application due to a technicality.

53.2.3 20/00796/LBC2 – The Mill House, Church Road.

Repair and replacement where necessary of half timbering at first floor level and above on external elevations, remedial measures for the lack of support to the masonry and edge of the lower roof, remedial measures for damp penetration on the ground floor and over.

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

53.2.4 20/00876/LBC2 – Bradfield College.

Internal works including refurbishment and redecoration, installation of secondary glazing, repairs to existing fenestration, replacement of rooflight, internal redecoration, installation of suspended ceilings and replacement internal

doors, replacement lighting and ventilation, upgrading electrical infrastructure and associated works.

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

54. Highway matters.

54.1 Deployment of SID in the Parish.

Cllr. House spent nine hours deploying SID in several locations around the parish noting down the speed displayed by SID as vehicles passed. A percentage of vehicles were exceeding the ACPO (35mph in a 30mph zone). When SID was returned to WBC and the data downloaded, no vehicles were recorded as having exceeded the ACPO. Graham Markham (WBC) who manages SID has been queried about the results and District Cllr. MacKinnon will pursue the situation.

54.2 Flooding of Southend Road between Cripps Farm and Hungerford Lane.

Work to prevent the flooding of the Southend Road after heavy rain was completed in early July.

54.3 Road Work Notifications.

There are several road closures in operation around Bradfield College. Notification of these closures was not received from WBC. On investigation, they were only sent to Cllr. House but using a very old email address. WBC has apologised for the mistake.

On August 6th, there will be resurfacing work at Buckhold. Work will be taking place in Admoor Lane on August 7th.

55. Environment.

55.1 Defibrillator.

The Clerk reported that Heartstart Thatcham no longer supply and install defibrillators in the community, unless they receive donations. This is because it is more cost effective for parish councils to purchase and install them and claim back any VAT. They are very willing to provide advice and training. A defibrillator and cabinet are expected to cost in the region of £1,800. District Cllr. MacKinnon has suggested that a Members Bid grant may cover some of this cost, but timing might be an issue.

It was suggested that this might be a good use of some of the S106 money possibly with a grant from WBC.

55.2 To consider how BPC may be able to help support the Village Hall Committee secure the field for the benefit of parishioners.

It was noted that the Village Hall Committee is set up as a CIO (Charitable Incorporated Organisation). As such it was agreed to let the Village Hall Committee identify what needs to be done and then potentially approach BPC and ask for any assistance they need.

56. West Berkshire Councillor Report.

District Cllr. MacKinnon had similar difficulties dealing with the Police when the travellers were on the Village Field. As a result, a briefing has been organised with Police Superintendent Lindsey Finch, Jean Pimley (WBC Traveller Liaison Officer), Paul Hendry (WBC Head of Countryside) and District Cllr. MacKinnon to identify what could have been handled more effectively.

There was a perceived lack of willingness on the part of the Police to move the travellers on. Under Section 61, the Police have the powers to move travellers on if certain criteria are met, which include groups of more than six vehicles, use of threatening language or behaviour, or damage to land. The Police themselves restrict when they use Section 61 powers. Ultimately, in the recent situation, the Police used Section 61 powers.

If the Police don't use their Section 61 powers to move travellers on, ultimately, the landowner has powers but has to go to court to exercise them.

57. Correspondence received since the last meeting:

57.1 Tree Preservation Order (TPO) - Old Pump House, Tutts Clump.

WBC has advised BPC that TPOs have now been placed on several trees at the Old Pump House.

57.2 Bradfield Pre-School.

A letter of appreciation has been received from Bradfield Pre-school the donation made earlier in the year.

57.3 Parking on Cock Lane.

Concern has been raised about parking, generally by school parents on Cock Lane at school drop off and collection times. Vehicles are being parked on the blind bend reducing the usable part of the road to one car's width. This concern has also been raised with the school.

57.4 Potholes.

Cllr. Ashbrook reported that he has received two reports about potholes – one pothole in Rotten Row and one on the road near Bournefield Farm.

58. Reports from meetings attended on behalf of the Council.

58.1 District Parish Conference.

Cllr. House reported that he had attended a virtual District Parish Conference at which WBC presented their Local Outbreak Control Plan, should the area be affected by a spike in the number of cases of Covid-19.

59. Finances.

59.1 Bank Reconciliation to the 4/8/2020.

The finance report showed a balance of £10,672.98 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 3/7/2020 with a balance of £11,902.93. The business account had a balance of £43,111.37 on the 9/7/2020.

The transfer of £8,000 to the deposit account, agreed at the last meeting is yet to be actioned.

59.2 List of Transactions since the last meeting.

The following payments have been made:

C.H. Hyde	£50.00	Internal Audit
Triangle Management	£45.00	Bin emptying.

59.3 Payments made to the previous Clerk.

The previous Clerk was paid by standing order. In April, two standing orders were paid. The bank wrote to BPC and informed them that that the amounts paid in April had been returned and the standing orders cancelled. As a result, BPC raised a cheque to the outgoing clerk for the agreed sum.

On enquiry with the bank, it transpires that their letters were incorrect and that whilst the standing orders were cancelled, the sums of money were not returned. As a result, the outgoing Clerk was paid twice in April.

In the meantime, the outgoing Clerk has repeatedly requested holiday pay to which she believes she is entitled.

Cllr. House has discussed the situation with the outgoing clerk, and she is content to accept closure of her issues with the duplicate payment.

Closure of the situation, with no further action was agreed by BPC.

60. Round Table Comments.

60.1 Southend Road Drains.

Cllr. O'Reilly raised concerns that in heavy rain the drainage system in Southend Road does not cope. It is understood that this situation has been ongoing for at least the last six years.

61. The meeting concluded at 9.50pm.

Date of Next meeting: Tuesday 1st September 2020 at 7.30pm.