

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

Tuesday 15th June 2021 at 7.30pm.

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

There were no members of the public in attendance.

28. **Apologies.**

Apologies of absence were received and accepted from Cllr. Wale and District Cllr. MacKinnon.

29. **Declarations of Interest.**

Cllr. House declared that his relatives own The Hollies (the subject of application 21/01273/HOUSE), but he has no financial interest in the property. There were no other declarations of interest in agenda items or updates to the register of interests.

30. **Planning Applications**

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

30.1.1 **21/01273/HOUSE – The Hollies, Heath Road.**

Single-storey side extension, internal alterations, alterations to fenestration, garden room and associated works.

It was suggested that obscured glass might be appropriate in the first-floor window on the southeast elevation. It was agreed that BPC has **no objection** to this application.

30.1.2 **21/01304/HOUSE – 10 The Laffords.**

New porch between house and garage.

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

30.1.3 **21/01390/HOUSE – The Old Travellers Rest.**

Section 73 variation of condition 2 (approved plans) of approved 20/00852/HOUSE – Demolition of three unsafe timber outbuildings, construction of a replacement timber car port/garage, two single storey extensions to the rear of the building, single storey extension to the side of the building and alterations including modifications and replacement of windows.

This application is retrospective. The garage, as built, is not consistent with this application which covers the reversal of the layout (in terms of garaging and store), the half hiping of the roof, the reduction in the number of velux windows from eight to six and the window which is now in the southeast elevation rather than the northwest elevation. There is no mention of the increase in bulk (length, width and height) and the oak frame structure having been replaced with block cavity walls.

Concern was also raised that the application form has been incorrectly completed and that the dates specified on the application form are not consistent with the dates on the plans.

It was agreed that BPC **objects** to this application.

30.1.4 **21/01048/MDOPO – Land north of Stretton Close.**

Request under section 106A subsection (1)(a) to modify the planning obligations within the section 106 legal agreement, via a unilateral undertaking dated 21st November 2018, in relation to 17/03411/OUTMAJ. Proposed modification: for the applicant/owner to no provide the 4 affordable units on site but in the alternative, for Rent Plus to pay the Council in lieu a payment of £1,056,000 which will be directed towards the provision of off site affordable units elsewhere in the District Area of West Berkshire ONLY.

BPC has not been formally consulted on this application. BPC is very opposed to the payment of a sum of money to WBC in lieu of affordable units being provided within this development. The Clerk will contact the planning officer and appraise him of BPC's views.

31. **Bradfield Village Hall.**

Cllr. House thanked Cllr. Ashbrook for all of the work he has done on scrutinising the Business Plan for the proposed Village Hall. A draft statement clarifying BPC's position in relation to the Village Hall project was circulated to councillors. The financial position of the Village Hall project and the Business Plan have been inspected by a chartered accountant and auditor, who has determined that the accounts and Business Plan are clear and understandable and show merit with prudent and careful calculations.

Cllr. Ashbrook commented that his figures looked at two aspects of the project: the cost of the hall and the money to be raised, and the cost of hall operations. The figures for the cost of hall operations included the loss of income as a result of losing a major user of the hall, and charges for the support services of a new hall.

The Village Hall Committee had scheduled a public meeting for the 8th July, but due to the COVID situation, this has been postponed until the 18th September.

A possible way forwards may be to have some form of mediation meeting between the Village Hall Committee, BPC and other interested parties, possible chairs of this meeting are a CBAS representative or Gary Poulson from the West Berkshire Volunteer Centre. There was a suggestion that there should be more professional people on the committee. It was agreed that the draft statement would be reworded and sent to the Village Hall Committee.

32. **Round table comments.**

32.1 **The Avenue Oak Trees.**

The oak trees on the Avenue towards Chapel Row have been inspected by the WBC grounds maintenance team leader and former tree officer; he is of the opinion that the trees have been attacked by a winter moth and an oak roller moth. He is of the opinion that there is little that can be done at the current time.

32.2 **Junction 12 of the M4.**

There are various scheduled lane closures of the junction between now and the end of October.

32.3 **Ariel photo of Bradfield College.**

Cllr. O'Reilly circulated an ariel photograph of part of Bradfield College with the scaffolding which was very interesting.

32.4 **Junction of Union Road and Common Hill Road.**

It was reported that the verges at this junction have still not been cut, despite the Clerk raising it as an issue with WBC.

32.5 **Quad Bike on Southend Road.**

A blue quad bike and a yellow scramble bike have been observed on multiple occasions at various times of day up until about 10pm doing over 30mph along Southend Road. This was considered antisocial behaviour and as the vehicles come from a Sovereign property, it was agreed it would be reported to both Sovereign and the Police.

32.6 Speeding in Ashampstead Road.

It was noted that the speed enforcement team were in action on Ashampstead Road yesterday, the 14th June.

32.7 NHS Signs.

Cllr. Henwood agreed that he would remove the NHS signs at either end of Southend Road.

32.8 Hewins Wood Farm.

Cllr. House reported that he has visited Gordon Pattison at Hewins Wood Farm and been shown round. It is understood that a planning application is being submitted.

33. The meeting concluded at 9.05pm.

Date of Next meeting:

Tuesday 6th July 2021 at 7.30pm (Bradfield Village Hall).