

**Minutes of a Virtual Meeting of Bradfield Parish Council held on
Tuesday 3rd November 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
Mrs. H. Pratt (Clerk)
Richard Scantlebury
Debbie White

89. Apologies.

Apologies of absence were received and accepted from Cllr. K. Dearing, Cllr. B. Wyatt, Cllr. T. Wale and District Cllr. MacKinnon.

90. Declarations of Interest.

Cllr. Balsdon declared an interest in application 20/02167/FUL for Barn Elms Farm; the land is under her ownership.

91. Public Forum.

91.1 Hounds and Bounds.

Debbie White from Hounds and Bounds explained planning application 20/02167/FUL for a site at Barn Elms Farm. The application is for a secure, fully fenced, safe space for dogs to be exercised. The company has paired up with rescue charities and a hearing dog charity during the pandemic for dogs to be homed and to ensure suitable matches are made.

The company has two other venues nearby: Woodland Walkies in Tilehurst and Paws Paddock in Sulhampstead. The latter is currently the subject of a planning appeal. Fencing, agility equipment and advertising hoarding were discussed.

91.2 Land north of Stretton Close.

Mr. Scantlebury raised concerns about the siting of the dwelling in plot 1. The dwelling is a long way back on the plot, making the front garden and parking area overly large. In the position the dwelling is shown, his garden will suffer from a loss of light; if the dwelling was moved forwards, this would not be such an issue.

92. Minutes of the meetings held on Tuesday 6th October and Monday 12th October 2020.

It was resolved that the minutes of the meetings held on Tuesday 6th October 2020 and Monday 12th October 202 were a true record of the meetings and they will be signed by Cllr. House.

92.1 Matters arising from the minutes – for information only:

92.1.1 Produce Show.

The Village Hall committee have been consulted about the situation with the Produce Show and no further action is needed from BPC.

92.1.2 Bonfires.

No clarification has been received from WBC about the number of letters sent out about bonfires.

93. Planning Applications.

93.1 Planning applications which WBC has consulted BPC on:

93.1.1 20/02167/FUL – Barn Elms Farm.

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

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

93.1.2 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.

It was noted that in application 17/03411/OUTMAJ, only two of the dwellings had full gable ends. In this application, it has increased to five. The even number plots have leaded light windows and the odd numbers do not.

There was a detailed discussion about the differences between the dwellings in the approved application and the current application. The major points are that plot 3 is disproportionate in size to the rest of the development because it includes a large part of what was originally plots 1 and 2. Plot 1 has a large parking area in the front garden; it would be more beneficial to move the property forwards on the plot. It was noted that the garage on plot 2 has become a carport. Plot 6 originally had a hipped roof, it is now a full gable, making it very bulky, it will have an urbanising impact adjacent to the AONB and on the edge of the settlement. It was felt that the pair of semidetached dwellings on plots 10 and 11 should be moved back to improve visibility for pedestrians and drivers. It was agreed to **object** to this application on the grounds of the change to the layout in terms of plots 1, 2 and 3, and siting of the dwellings on plots 10 and 11.

93.1.3 20/02176/HOUSE – 3 Heath Road.

Proposed single storey rear extension, side dormer extensions to existing roof, following demolition of existing conservatory. Proposed outbuilding in rear garden for garage and home gym, following demolition of existing garage.

Amendment: Existing outbuilding to be refurbished. Playroom proposal removed from application, but no change in exterior design.

There was a query about the accuracy of the plans in terms of the position of the existing outbuilding. It was agreed that BPC continues to **object**.

93.1.4 20/02485/FUL – Bradfield College.

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

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

93.2 Planning decisions taken by WBC:

93.2.1 20/01486/FULD – Speedwell, Scratchface Lane.

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

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

93.2.2 20/01480/FUL – Glenvale Nurseries, Hungerford Lane.

Demolition of existing outbuilding and polytunnels and erection of a building in flexible use for storage or distribution (Use Class B8) and/or for any light industrial process within Use Class E, with associated access track and parking area.

BPC **objected** to the initial application, but after an amendment was received had **no objection**. The amended application has been **approved** by the Eastern Area Planning Committee.

93.3 Enforcement Matters.

93.3.1 **Boot Farm Stables.**

Planning permission for a mono pitch barn for storage of fodder, bedding and machinery was approved under application 19/02797/FUL. The Design and Access Statement has been removed from the WBC website. A pole barn with, what looks like a corrugated iron roof, is being constructed. In the approved plans the roof was block cladding. The site will be monitored before any decision is taken.

93.3.2 **Elm Wood Building.**

No permission has been granted for the conversion of the Elm Wood building into apartments, although clearly conversion has taken place. This needs to be reported to WBC Enforcement.

93.3.3 **Pumping Station.**

A planning application was submitted for the site; however, the application could not be determined. The site needs to be monitored.

93.3.4 **Applecroft, Bishops Road.**

An application for a carport was refused by WBC, but upheld on appeal with the condition that it was not completely enclosed. The new owner has had electric doors installed. The owner has been sent a copy of the appeal decision with the relevant part hi-lighted. This has been reported to WBC enforcement.

94. **Highway matters.**

94.1 Deployment of SID in the Parish.

Use of SID in the parish was scheduled from the 20th October, however, this has now been delayed. SID needs to be deployed during term time.

Graham Markham (WBC) has installed a Smart SID by Crips Farm, but not all cars appear to register on the display. The battery has now gone flat and Graham Markham should have attended to it today (3rd November). It should be installed for three weeks.

94.2 Flooding of Cock Lane and Lavender House.

WBC has determined that there is a blockage in the drain between Lavender House and Ash Grove, possibly caused by the Gigaclear installation. Work to replace the drain has started today (3rd November).

95. **Environment.**

95.1 Defibrillator.

Cllr. House has contacted an electrician. A site visit needs to be made with the electrician to identify the best location such that a quote for the work can be produced.

95.2 Remembrance Sunday (8/11/2020).

It was agreed that due to the current Covid lockdown, the service at the War Memorial be cancelled.

95.3 Height barrier on the Village Field.

The height barrier for the Village Field has arrived and will hopefully be installed tomorrow (4th November).

95.4 Trees at Riverside Cottages.

It is understood that Sovereign Housing Association are waiting for a quote for removal of the trees in question.

96. **West Berkshire Councillor Report.**

District Cllr. MacKinnon has circulated his report for November to councillors.

97. **Correspondence received since the last meeting:**

97.1 Complaint about meeting on Monday 12th October.

An objector to the Glenvale planning application has complained about the extra ordinary meeting of BPC, and that she is disappointed that she wasn't informed. The meeting was advertised on the noticeboards as required. The Glenvale planning

application was considered by the Eastern Area Planning Committee which members of the public are welcome to view and participate in.

97.2 Tree on the cricket pitch boundary.

A resident of Stanbrook Close has raised concern to WBC about an oak tree on the boundary of Heath Road and the cricket pitch, which overhangs the junction of Heath Road and Stanbrook Close. A number of small branches have fallen from the tree.

97.3 Neighbourhood Action Group (NAG).

The Clerk reported that the NAG is proposing to stay in touch via email on a quarterly schedule. Reports are requested by mid-November which will be collated and issued to all members by 8th December (date of previously scheduled meeting).

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

98.1 District Parish Conference.

Presentations were received on delivering the councils strategy, the planning white paper, COVID and the LORAWAN gateway.

98.2 Village Hall Meeting.

Cllr. Henwood reported that there have been discussions about fundraising. On the 11th December, there is a match funding day with the possibility of raising £15,000 if the committee can raise £5,000 in a relatively short period of time.

99. **Finances.**

99.1 Bank Reconciliation to the 3/11/2020.

The finance report showed a balance of £11,789.54 in the current account once all cheques and lodgements have cleared. This is after a transfer of £4,000 to the business instant account.

The finance report showed a reconciliation to the current account bank statement dated the 3/10/2020 with a balance of £16,668.44. The business account had a balance of £43,113.23 on the 25/9/2020 (prior to transfer).

99.2 List of Transactions since the last meeting.

The following payments have been made:

Helen Pratt	£139.50	Remainder of cost of height barrier.
A.J. House	£52.00	Toner cartridges.
Helen Pratt	£347.88	Clerk's October salary.
Autella Payroll	£64.32	Payroll services.
Triangle Management	£36.00	Bin emptying (October).

100. **Round Table Comments.**

100.1 Weed by the Mill.

Cllr. House raised concerns about the amount of weed in the river, downstream of the mill. Cllr. Isherwood will contact Bradfield College.

100.2 Scarecrow Trail.

The well organised Scarecrow Trail raised £220, which is to be split between the Village Hall Committee and the School. It was suggested that this should be encouraged as a yearly event, possibly with one of the Produce Show cups for the winning entry.

100.3 Christmas Lights Judge.

There was a discussion about who should judge the Christmas lights. Cllr. House will contact the possible candidates.

101. The meeting concluded at 9.30pm.

Date of Next meetings: Tuesday 1st December 2020 at 7.30pm.