

**Minutes of the Meeting of Bradfield Parish Council held on**

**Tuesday 7<sup>th</sup> June 2022 at 7.30pm in St. Peter's Church 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. R. Wyatt  
District Cllr. MacKinnon  
Mrs. H. Pratt (Clerk)

**There was one member of the public in attendance.**

32. **Apologies.**

Apologies of absence were received from Cllr. T. Wale.

33. **Declarations of Interest.**

There were no updates to the register of declarations or interests in any agenda items.

34. **Public Forum.**

34.1 **Platinum Jubilee Celebrations.**

Cllr. Dearing and the committee who organised the Platinum Jubilee Celebrations were thanked for all their work in organising the lunch party which was held in the Village Hall rather than the Village field due to the weather. A good time was had by all who attended.

34.2 **Bradfield Village Hall.**

The revised Business Plan had been scrutinised and the following points were made:

- Had the independent accountant's report on the Business Plan been made available?
- There is an increase in the forecast expenditure of £51,000 over the 5-year Business Plan period. Cllr. Ashbrook was thanked for his scrutiny, of an earlier plan which identified understatement of forecast expenditure.
- The community have been told that the new hall would be cheaper to run, but the forecast is that the new hall will be twice as expensive.
- There is no information on the letting charges or the utilisation rates required to produce an income of £43,500.
- Whilst a Business Plan is speculative, there could be serious financial consequences or an ongoing financial burden on the community if the income and expenditure are not delivered.
- Concern was raised about the forecast of significant increases in the amount of grants and fund raising upon which the income figures are heavily dependent.
- Reliance on grants and fund raising has almost doubled since the original Business Plan in 2016.
- The revised Business Plan forecasts income (derived from hall lettings) which will not sustain the running costs of the hall based on the forecast expenditure.
- The significant dependency on grants and fund raising demonstrate the risk of a major financial commitment becoming a reality.
- Despite the effort afforded in the Table of Donations, the information does not demonstrate a viable project with solid financial foundations.
- Only £73,000 of the stated £724,000 in funds raised are shown as received.

- In November 2021, the project was being delayed due to the need for additional funds and the uncertainty of the construction industry.
- Not all parties have yet accepted that the project in its current state is non-viable and needs to be reviewed to establish a financially sound way forward. Until that time arrives, the current impasse and uncertainty will continue.

As a result of these points, BPC was urged to maintain a position of no support for the current project. Everyone wants a new hall, but it has to be supported by the community and sustainable for the future.

Lastly, it was requested that minute item 18 of the May 3<sup>rd</sup> meeting was changed from “opposition group BPAG” to “other interested parties”.

35. **Minutes of meetings held on Tuesday 3<sup>rd</sup> May and Tuesday 17<sup>th</sup> May 2022.**

It was resolved that the minutes of the meetings of BPC held on Tuesday 3<sup>rd</sup> May and Tuesday 17<sup>th</sup> May 2022 were an accurate reflection of the meetings, and they were signed by Cllr. House.

36. **Matters arising from the minutes.**

36.1 **Planning Amendments.**

How WBC manage amendments to planning applications and what determines whether the parishes are consulted needs to be confirmed by District Cllr. MacKinnon.

36.2 **Hedge on Admoor Lane.**

WBC has inspected the hedge on Admoor Lane and because it is not growing out over the tarmac of the road, it is considered acceptable.

37. **Planning Applications**

37.1 **Planning Applications on which BPC has been consulted by WBC:**

37.1.1 **22/01218/HOUSE – Kings Copse House (Adjacent Parish).**

*Replacement entrance gates.*

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

37.1.2 **22/01256/FULD – Orchard Lodge, Tutts Clump.**

*Demolition of existing house, rear and side outbuildings, erection of replacement dwelling and cycle store.*

This application represents an increase of 71% on the existing buildings. The replacement house will be closer to the centre of the plot and provide space for vehicles to turn round in the front. The ridge of the new dwelling will be approximately 30cm lower than the existing. The proposed house has brick and tile detailing making it similar to the existing. It was noted that the 40m<sup>2</sup> of the cellar and the 17m<sup>2</sup> of the outbuilding are used in the size of the existing building to calculate the percentage increase. It was agreed that BPC has **no objection** to this application subject to conditions about no burning on site during demolition and restrictions being placed on permitted development rights.

37.2 **Planning decisions made by WBC:**

37.2.1 **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.*

BPC **objected** to this application and a subsequent amendment, but it has been **approved** by WBC.

37.2.2 **22/00193/FUL – St. Andrew’s School.**

*Installation of containerised biomass boiler systems.*

Whilst BPC **objected** to this application, the queries raised were answered prior to the application being considered and **approved** by the Eastern Area Planning Committee.

37.2.3 **22/00409/OUTMAJ – Hewins Wood House, Ashampstead Road.**

*Application of outline planning permission with some matters reserved: Demolition of the existing dwelling, Hewins Wood House.*

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

37.2.4 **22/00597/COND11 – Shannonwood, Rotten Row Hill.**

*Approval of details reserved by Condition No. 5 (Landscaping) of approved application 21/01471/HOUSE: Two storey side and rear extension, single storey side extension and detached outbuilding.*

BPC were not consulted on this application which has been **approved** by WBC.

37.2.5 **22/000986/CERTP – Steepwood, Bishops Road.**

*Changes to fenestration on outbuilding.*

BPC were not consulted on the application to determine if specified changes could be carried out under permitted development rights. WBC has **refused** the application.

37.3 Decisions made on appeal:

37.3.1 **21/01701/FULD – Elmwood Building.**

*Change of use from Sui Generis to Class C3(a) Dwellinghouses.*

BPC **objected** to this application which was **refused** by WBC. The applicant took the decision to appeal, and the appeal has been **dismissed**.

37.4 Enforcement Issues.

37.4.1 **Applecroft.**

The doors on the carport and the runners still appear to be in place. An update is awaited from WBC enforcement.

37.4.2 **Boot Farm.**

The mobile homes remain on site, despite the requirements to remove them on development of the dwelling, now known as Clump Cottage.

37.4.3 **Elmwood Building.**

Planning application 21/01701/FULD has been dismissed on appeal. Determination of application 21/02839/FULD is awaited.

37.4.4 **Land behind The Beacon.**

Lorry loads of spoil continue to be taken into land behind The Beacon in March 2022.

37.4.5 **46 Southend Road.**

BPC has been advised that this case has been closed. This closure is to be challenged.

37.4.6 **Travellers Rest Farm.**

Following refusal of planning permission for a dog walking field next to the Travellers Rest Farm, monitoring of the use of the field will continue.

37.4.7 **Orchard Lodge.**

Prior to the initial application, which was withdrawn, extensive site clearance took place. A revised application has now been submitted. Containerised storage has arrived on site and soil is also being dumped on site.

37.4.8 **5 Wellington Gardens.**

The conservatory extension to the rear of the property has been raised with the WBC Enforcement team.

38. **District Councillor's Report.**

38.1 Bradfield Village Hall.

District Cllr. MacKinnon commented that planning permission was granted to Bradfield Village Hall Committee for the new hall unanimously by the Eastern Area Planning Committee in 2019 and therefore it is their morale right to attempt to raise the required funds for the project during the three years following the granting of planning permission. If after that time, sufficient funds have not been raised, District Cllr. MacKinnon commented that a rethink might be necessary. It was noted that two of the three years which the committee has had to raise funds have been seriously impacted by COVID.

A Business Plan is always speculative by its nature, an independent accountants review of such a document will always be brief and will not comment on the viability of raising the funds.

38.2 WBC update.

District Cllr. MacKinnon reported that the WBC Members bid for the picnic benches had been submitted for consideration.

At the Annual meeting of WBC on the 10<sup>th</sup> May, Cllr. Rick Jones was elected as Chairman and Cllr. Law as Vice Chairman. Cllr. Tom Marino has replaced Cllr. Hilary Cole on the Executive.

Over the Jubilee weekend, free bus travel was available for all journeys starting in West Berkshire.

Independent research, undertaken by money.co.uk placed WBC 8<sup>th</sup> for value for money out of 304 local authorities. WBC scored particularly highly in road maintenance, household waste recycling, education and social care.

WBC Children's Services has achieved a "good" OFSTED rating after a week-long inspection.

On the weekend of 21<sup>st</sup> and 22<sup>nd</sup> May, there was a soil conditioner "giveaway" from the Integrated Waste Management Facility at Padworth. This was a huge success; 25 tonnes of soil conditioner were collected.

Cllr. Balsdon asked whether District Cllr. MacKinnon knew anything about the Village Halls Jubilee Project which is being chaired by Lord Benyon and whether or not Bradfield Village Hall may be able to benefit from this project.

39. Clerk's Report.

39.1 Internal Audit.

Caroline Hyde, the internal auditor has been busy over the last few weeks and as a result will carry out an audit shortly. BPC needs to review the Governance Statement and approve the Statement of Accounts before the end of June. An Extra Ordinary meeting of the council will take place on the 28<sup>th</sup> June at 6.30pm to carry out these two functions.

39.2 Member's Bid for picnic benches.

At the May meeting, it was agreed that picnic benches with a maximum value of £1,200 could be ordered for the playpark and to replace the memorial bench. On investigation, the cost of the two benches with anchorage kits and engraving to commemorate the Platinum Jubilee is £1,397.32, excluding VAT. Half of this cost has been applied for from a WBC Members bid. Estimated delivery is expected to be six weeks after placing the order.

39.3 Revised Asset Register.

The Clerk advised that there was no update on the question about the value of the grit bins.

40. Ukrainian Refugees.

The Clerk reported that a group has been set up locally, mainly comprising of hosting families to co-ordinate activities and information to benefit those refugees arriving from Ukraine in the immediate area of Bradfield, Bucklebury, Frilsham and Brimpton. If anyone becomes aware of any new host families, it was suggested that they contact the Clerk to find out about the group.

41. Highways.

41.1 South End Road.

The drain in South End Road has been reported to WBC again. If there is more than 5mm of rain in 15 minutes, water comes up out of the drain outside 3 Southend Cottages and runs towards Heath Road, with sufficient volume that passing vehicles cause a spray drenching the hedge and any pedestrians.

41.2 Sunken manhole on Buscot Hill.

There has been no formal update on the sunken manhole. Cllr. Wyatt commented that a yellow line had been painted round some of the manhole.

41.3 Road closure notice published in the Newbury Weekly News for 2022.

The Newbury Weekly News published a list of all roads for which there are planned closures for the rest of 2022. Interestingly, this list included most of the roads in the parish except South End Road and Ashampstead Road.

42. **Environment.**

42.1 Defibrillators.

Guardians, registration, and training to use the defibrillators still needs to be sorted out. It was noted that the defibrillators actually tell you how to use them should the need arise, and no formal training is strictly necessary.

42.2 Platinum Jubilee Events.

The Platinum Jubilee Party scheduled to take place on the Village Field was moved to the Village Hall because of the weather. Cllr. Dearing donated some Pimm's, the shop donated a £10 voucher as a prize and Cllr. Dearing donated chocolate for a child's prize.

Whilst some parishioners had questioned why there was no beacon in Bradfield, there were a number of other parties, including one at the Luncheon Club, one at the Coffee Club and a street party in Heath Road.

42.3 Platinum Jubilee Medals.

Three hundred medals were purchased by BPC for distribution to the pupils at Bradfield Primary School, the Pre-School and members of BPC. Fifteen of the remaining sixty medals were sold at the Party for £5 each and the remainder have been left at the shop where they will be available for sale with the remaining mugs, most of which have been sold.

42.4 Aluminium Jubilee Shield.

An aluminium Bradfield Jubilee Shield has been ordered. The location for this is to be confirmed but the front of the Village Stores was voiced as a possibility.

42.5 Tree Preservation Orders (TPOs) in the Parish.

It was agreed that a TPO should be requested for the oak tree in the grounds of The Garden House, South End Road.

It was noted that a TPO had been applied to the plot of land known as Land East of Jennets Wood, Tutts Clump.

43. **Correspondence.**

43.1 Letters of appreciation for Donations.

Letters of appreciation have been received from the Pang Valley Flood Forum and The Good Exchange (on behalf of WB CAB) for the recent donations.

43.2 Applications for funds from Swings and Smiles and the Bradfield Parochial Charities.

It was agreed that the Clerk would contact Bradfield Parochial Charities and enquire if there is anything specific they are raising money for which should ideally benefit all their residents.

Swings and Smiles is a Thatcham based charity offering support and respite for families of disabled children. It was agreed that the Clerk would contact the charity and find out if they are currently supporting any Bradfield families.

43.3 WBC Minerals and Waste Consultation (closing date 6<sup>th</sup> July).

There were no further comments on the consultation.

43.4 HALC/BALC training courses.

Cllr. O'Reilly is interested in attending the Introduction to Planning training.

43.5 Letters about Speedwell.

Two letters of thanks have been received from parishioners, thanking BPC for representing the local voice and opinion on the Speedwell planning applications.

44. **Meetings attended on outside bodies on behalf of BPC:**

44.1 **Bradfield Village Hall Management Committee.**

Cllr. O'Reilly has met with Christine Evans and Julie Noakes about the Village Hall. The Development project has now paid for drawings to be completed so that the project can be put out to tender. The development committee would like to meet with BPC, but appreciates that at the current time this has been turned down. Cllr. O'Reilly suggested that a meeting where parties can talk honestly and openly might be a way forward. The Development committee are keen to have the support of BPC.

Cllr. O'Reilly has made it clear that he will remain neutral on the proposed hall and that he is there as a representative of BPC.

44.2 **District Parish Conference.**

At the District Parish Conference, there was a presentation on how WBC is engaging with parishes, particularly in terms of Climate Change and to become carbon free. The project leader of the Wild Verges project gave an update; the aim is to survey all verges across the WB road network for the ecology they contain.

45. **Finance.**

45.1 **Bank Reconciliation to the 7/6/2022.**

The finance report showed a balance of £46,447.01 in the Treasurers account once all cheques and lodgements have cleared. This reconciles to the current account bank statement dated the 3/5/2022 with a balance of £51,078.10. The business account statement showed a balance of £42,120.61 on the 27/5/2022.

45.2 **List of payments and receipts since the last meeting.**

The following payments have been made since the last meeting:

Greenham Common Trust (WB CAB)	£100.00
Hampshire Association of Local Councils	£370.22
Tower Mint Ltd (300 x Jubilee medals)	£1,088.40
Arthur J Gallagher Ltd (Insurance)	£845.27
Information Commissioner	£40.00
Salaries for May 2022	£398.88
Expenses paid since the last meeting	£438.32

Payment of the Clerk's salary for June 2022 and the Chairman's allowance for the first quarter of financial year were approved.

46. **Round table comments.**

46.1 **Back Lane and Mariners Lane.**

The condition of the sides of the roads was commented on again. It was noted that now would be the time to put hoggin in them and compress it with a wacker plate.

46.2 **New footway from Hungerford Lane to The Avenue.**

There was a discussion about whether this work would require a road closure or whether it would be possible to do it with traffic lights.

47. **The meeting concluded at 9.20pm.**

**Next meetings:**

**Tuesday 28<sup>th</sup> June 2022 at 6.30pm on the Village Field.**

**Tuesday 5<sup>th</sup> July 2022 at 7.30pm in St. Peter's Church.**