

**Minutes of a Meeting of Bradfield Parish Council held on
Tuesday 3rd August 2021 at 7.30pm in Bradfield Village Hall.**

Present: Cllr. A. House (Chairman)
Cllr. M. Ashbrook
Cllr. P. Henwood
Cllr. S. O'Reilly
Cllr. T. Wale
Cllr. B. Wyatt
Mrs. H. Pratt (Clerk)

There were four members of the public in attendance.

46. **Apologies.**

Apologies of absence were received and accepted from Cllr. K. Dearing, Cllr. R. Balsdon, Cllr. P. Isherwood and District Cllr. MacKinnon.

47. **Declarations of Interest.**

Cllr. House declared an interest in planning application 21/01675/HOUSE as a neighbour.

48. **Public Forum.**

48.1 **Hedgerow between Wellington Close and Hungerford Lane.**

It was noted that vegetation (including giant hogweed) has grown out over the pavement making it impossible to safely push a pushchair along the pavement. The Clerk has already reported this to WBC.

48.2 **Speeding Traffic.**

BPC were asked if there was an update on speeding through the parish. WBC install SID for a period of 2-3 weeks, then remove it for approximately 8 weeks and then reinstall it again for 2-3 weeks to see if there has been any reduction in speed.

48.3 **Parking along Southend Road.**

Concern was raised about parking in Southend Road and specifically those vehicles which are completely obstructing the pavement. It was noted that completely obstructing the pavement is an offence. The Clerk commented that in other parishes, letters have been hand delivered to addresses the vehicles are known to be associated with, and a simple conversation, have had positive outcomes.

48.4 **Bradfield Village Hall.**

A parishioner raised a lack of understanding for the justification for the current planning application (21/01676/FUL) to vary the BREEAM condition of the extant planning permission.

The BPC statement made to the Village Hall Committee (BVHC) is still not in the public domain; it was expected in Newlink. The statement will be put on the BPC website.

The parishioner was very saddened that in BVHC's response to the BPC statement, BVHC were going to continue regardless.

Concern was expressed that further expenditure was being made on more detailed drawings in order to go out to final tender. The WBC CIL grant will be released when the invoices for these detailed drawings are presented. It was questioned whether the WBC CIL grant could be blocked.

BVHC are not willing to look at alternative, more acceptable financial solutions. As a result, it is predicted that the project will spiral out of control and BPC will be left to pick up the pieces.

Questions were raised about project costs to BVHC at their AGM which have gone unanswered, despite reminders being sent and a complaint being filed with BVHC. The parishioner is considering making a complaint to the Charity Commission.

It was noted that BPC has no power over BVHC.

Cllr. Ashbrook commented that BPC is responsible to the community. The project is not currently viable. BPC has tried to engage with BVHC. He further requested that BPC has an extraordinary meeting to take a vote of no confidence in the current BVHC committee and the project. District Cllr. MacKinnon should be present at the meeting.

It was noted that many parishioners read Newslink which always contains a very positive report on the project from the trustees. The next edition of Newslink will contain a link to the BPC website.

49. **Minutes of meeting held on Tuesday 6th July 2021.**

The minutes of the meeting of Bradfield Parish Council (BPC) held on Tuesday 6th July 2021 were agreed as an accurate reflection of the meeting and were signed by Cllr. House.

50. **Matters arising from the minutes.**

50.1 **Naming of development to the north of Stretton Close.**

WBC has acknowledged BPC's comments on the proposed names and requested further suggestions.

50.2 **New benches.**

The three new benches have been delivered. One has been installed at the junction of Heath Road and Southend Road, a second has been delivered to the Cricket Club for installation and the third is to be delivered to Bradfield College, for installation by the river, on 9th August.

The Clerk will submit the paperwork to WBC to claim the Members Bid grant to cover 50% of the cost of these benches.

50.3 **Power supply issues in Bradfield.**

The issues with the power supply in Bradfield have been resolved, the generator has been removed and the road reinstated.

51. **Planning Applications**

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

Cllr. House left the meeting.

It was agreed that Cllr. O'Reilly would take the position of Chairman for the following item.

51.1.1 **21/01675/HOUSE – Bourne Rise, Southend Road.**

Single storey rear extension with balcony over.

It was agreed that BPC has **no objection** to this application subject to there being obscured glass on the 1st floor balcony in the side panels to maintain privacy.

Cllr. House returned to the meeting and resumed the position of Chairman.

51.1.2 **21/01676/FUL – Bradfield Village Hall.**

Demolition of existing village hall and garages and construction of new village hall (D1/D2 mixed use) and associated parking and access, removal of existing recreational facilities, creation of new multi-games area, relocation of children's play area, new boundary treatment, landscaping and ancillary works. Section 73 application to vary condition 18 (BREEAM) of approved application 18/02472/FUL.

There are several parts to this application. The original application was submitted using the BREEAM 2014 standard. However, when the application was approved, BREEAM 2018 had been published and was a condition of the approved application. The 2018 standard requires work to be completed and submitted before the end of RIBA Stage 2; the outline and design stage, this is not required in the 2014 standard. As a result, the

work has not been completed and the project is now at RIBA Stage 4, making it very difficult and expensive to achieve a ‘very good standard’.

Under the 2018 standard, the hall cannot be occupied until the final certificate is issued; this can take up to nine months. This would result in Bradfield being without a usable hall for at least nine months (the old hall would have been demolished by this time).

It was agreed that BPC **objects** to this application on the grounds of insufficient information given the complexity of the application.

51.1.3 **21/01701/FULD – Ground Floor, Elmwood Building.**

Change of use from Sui Generis to a Class C3(a) Dwelling houses.

This application is for the conversion of the Elmwood Building to five flats: three x one bedroom and two x two bedroom flats. Whilst the floor area of each flat is small, it is above the minimum allowed. It was noted that although there are five units, there is no affordable housing allocation. The site contains a total of six parking spaces (one per flat and one visitor space), this is well below the WBC recommended of ten spaces. It is suggested that roadside parking is available and acceptable in the area, even though the site is on a staggered junction. There is no provision for electric charging points. With the exception of two balconies, for the upstairs flats, there is no amenity space for any of the flats. These balconies would result in the loss of privacy to the garden of Shrub Cottage.

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

51.2 Planning Decisions taken by WBC:

51.2.1 **21/01399/LBC2 – Bradfield College.**

Internal alterations to Senior Common Room and reconfiguration of staff showers.

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

51.2.2 **21/01365/HOUSE & 21/01366/LBC2 – Slade Gate Cottage, Ashampstead Road.**

Convert one of the five bedrooms of a grade II listed building, into an en-suite for one of the bedrooms.

BPC had **no objection** to either application. WBC has determined that application 21/01365/HOUSE was **not required**, and application 21/01366/LBC2 was **approved**.

51.2.3 **21/01304/HOUSE – 10 The Laffords.**

New porch between house and garage.

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

51.2.4 **21/01180/HOUSE – Hill End, Rotten Row.**

Alterations to extended hallway and flat roof above, to flat roof over garage and utility room and changes to the external façade. Erection of an open porch and division of garage into laundry/storage area and garage storage area. Changes to internal kitchen/dining room layout.

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

51.2.5 **21/01548/COND1 - Fishers Copse House.**

Application for approval of details reserved by conditions 9(spoil), 13(bats) and 14(tree protection) of approved 20/01876/FULMAJ – Erection of a replacement dwelling with associated parking, turning, landscaping and private amenity space following the demolition of existing dwelling house. Installation of ground source heat pump coils involving the excavation and reinstatement of existing ground.

BPC was not consulted on this application. WBC has **approved** the details submitted in relation to condition 9 (spoil) and 14 (trees) and has **refused** the details submitted in relation to condition 13 (bats).

51.3 Planning applications taken to appeal:

51.3.1 **21/00237/FUL – Travellers Rest Farm, Hungerford Lane.**

Field currently used for horse grazing is to be used as a secure dog exercise field. No buildings will be on site. It will contain dog agility equipment, a hard standing for cars to park on at the gate entrance safely off the road. Access already exists and is already in place and is a safe entrance off the Travellers Rest Farm driveway off Hungerford Lane. The field is not adjacent to any domestic housing so will not have any impact on neighbours.

BPC had **no objection** to this application which was **refused** by WBC. The applicant has now submitted an appeal on the decision of WBC.

51.4 Enforcement Issues:

51.4.1 **Cray Cottage.**

It was agreed that the veranda to the rear of the garage would be reported to WBC enforcement and conservation.

51.4.2 **Elmwood Building.**

The outcome of planning application 21/01701/FULD is awaited.

51.4.3 **Hewins Wood Farm.**

A question was asked as to whether BPC would be discussing the planning application for Hewins Wood Farm this evening. BPC has not been consulted on an application and there is no such application in the public domain on the WBC planning website.

51.4.4 **Field adjacent to Travellers Rest Farm.**

The planning application for a Change of Use for dog exercise was refused, however, the applicant has now taken this decision to appeal.

52. Highways.

52.1 Costings for the Footway from Hungerford Lane to The Avenue.

District Cllr. MacKinnon asked that WBC calculate costs for the creation of a footway from Hungerford Lane to The Avenue. The cost is £32,688.49 with temporary traffic signals during the works and £37,632.61 if the road needs to be closed during the works. It was agreed that BPC would apply to WBC for a CIL grant for part of the funding for the work. In addition, it was agreed BPC could cover the cost of between 5 and 10% of the project from CIL funds received by the parish.

It was reported that there are issues with the footway between Hungerford Lane and Wellington Gardens.

52.2 Naming of Development North of Stretton Close.

BPC is strongly in favour of extending the current numbering scheme of Stretton Close to into the new development to the north.

Other alternatives which have been suggested are Pouncett Gardens (former owner of the land), Stretton Gardens (following from Stretton Close), South End Gardens, Boggy Gardens (flippant, but possibly true), Copse Gardens (small, wooded area within the plot), Paddock Gardens (originally the paddock behind the orchard), Broad Field Gardens (Broad Field was the original name for Bradfield) and Greengrocer Gardens (the land is behind the old greengrocer's shed). Some of these suggestions may be seen as more appropriate than others. The Clerk will forward them to WBC.

52.3 Replacement signage at Common Hill/Union Road junction.

There is no update on the replacement signage.

52.4 Response from WBC on Union Road safety issues.

There is no update on the issues raised on the road between Copyhold Farm and the junction of Union Road and Common Hill.

53. Environment.

53.1 Bonfires.

During the demolishing of Fishers Copse House, a bonfire was burning for four days. WBC environmental health were advised of the situation. In parallel, the owner of the site

was contacted and resulted in Cllr. House being shown round by the site manager. The project is expected to take two years to complete.

It was noted that there have been a series of domestic bonfires, some of which have been reported to WBC environmental health. It was agreed that the WBC environmental health email address would be listed in the next Newslink article.

53.2 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) – West Berkshire Wild Verges Project.

BBOWT are running the West Berkshire Wild Verges Project encouraging wildflowers to grow across the area. As a result, seed to cover approximately 12m² has been sent to each parish in West Berkshire.

Councillors considered the following possible places: near the pumping station at the junction of Cock Lane and Bishops Road, on Southend Road between Admore Lane and McVeigh Parkers where the verge is wide or possibly on the strip of ground between the cricket pitch and New Way. The Clerk will put information about the project on the website and see if any parishioners have other suggestions.

53.3 Additional Dog Waste Bin.

It was agreed that the Clerk would contact WBC about the siting of dog bins and if possible, obtain a quote for installation of a dog bin on BRAD 3/1 near its junction with Southend Road. The Clerk will also contact Triangle Management Co. Ltd and check the cost of getting the bin emptied.

53.4 Defibrillator Update.

It was agreed that the Clerk will order two ipad SP1 fully automatic defibrillators and two DefibSafe 2 cabinets. The total cost (excluding VAT) will be £3,640, half of which will be covered by a WBC members bid.

54. **Finance.**

54.1 Bank Reconciliation to the 3/8/2021.

The finance report showed a balance of £6,142.96 in the Treasurers account once all cheques and lodgements have cleared. The finance report showed a reconciliation to the current account bank statement dated the 2/7/2021 with a balance of £7,053.51. The business account had a balance of £44,116.96 on the 27/7/2021.

54.2 List of payments since the last meeting.

The following cheques have written since the last meeting:

Expenses (Dog bags)	£33.63
Triangle Management Co. Ltd.	£126.00
Salaries for August 2021	£398.88

55. **Correspondence.**

55.1 Upstream.

The magazine of the West Berkshire Countryside Society includes a walk around part of Bradfield Parish.

56. **Round table comments.**

56.1 Alms House.

Enquiries about alms house applications have been received by Cllr. House and Cllr. Dearing: both have suggested people contact Linda Bennell, the secretary of the Alms Houses Trust.

56.2 Hedges in Mariners Lane and Cock Lane.

Comments were made again about the hedges, in Mariners Lane and on Cock Lane, which have grown towards the middle of the road. It was noted that they shouldn't encroach onto the highway.

- 56.3 Verges.
WBC has not cut the verges and as a result visibility at junctions is very poor. In places, bracken has fallen into the road and if there are parked cars it is very difficult to get through. Between Wellington Close and Hungerford Lane, pushchairs are being pushed along the road rather than the footway due to the amount of vegetation spilling onto the pavement. On entering Bradfield Village from Common Hill, it is impossible to see if anything is coming up the hill to the pinch point from the college.
57. The meeting concluded at 9.10pm.
Date of Next meeting:
Tuesday 7th September 2021 at 7.30pm (Bradfield Village Hall).