

**Minutes of a Virtual Meeting of Bradfield Parish Council held on  
Tuesday 1<sup>st</sup> December 2020 at 7.30pm.**

**Present:** Cllr. A. House (Chairman)  
Cllr. K. Dearing  
Cllr. S. O'Reilly  
Cllr. M. Ashbrook  
Cllr. R. Balsdon  
Cllr. P. Isherwood  
Cllr. P. Henwood  
Mrs. H. Pratt (Clerk)  
Fiona McPherson  
Jon Alderman

**102. Apologies.**

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

**103. Declarations of Interest.**

There were no declarations of interest.

**104. Public Forum.**

**104.1 Land north of Stretton Close.**

Mr. Alderman reported that he has submitted representation to WBC on planning application 20/02410/RESMAJ for the land north of Stretton Close and spoken to the WBC case officer. Mr. Alderman commented on the ridge height of the proposed properties on plots 4 and 5; in the outline application these are 1.5 storey buildings, they are now 2.5 storey buildings and 8.5m high. The dwellings on plots 10 and 11 are also 8.5m high which seems excessive for 2 storey houses. In general, there is more variation in the design of the properties and the ridge height, than in either Stanbrook Close or Stretton Close, making them at odds with the local vernacular.

Ms. McPherson raised concerns about how utilities would be taken onto and off the site because a covenant exists on the access which prohibits the laying of utilities. In addition, she is concerned at the height and position of the dwellings on plots 10 and 11. It was noted that the positions of the dwellings on the site and the scale have already been approved in the outline application. It had been thought that the appeal had been upheld on the grounds of the suitability of the site rather than scale.

**105. Minutes of the meetings held on Tuesday 3<sup>rd</sup> November 2020.**

It was resolved that the minutes of the meetings held on Tuesday 3<sup>rd</sup> November were a true record of the meetings and they will be signed by Cllr. House.

**105.1 Matters arising from the minutes – for information only:**

**105.1.1 Bradfield Garden and Produce Show Committee.**

A letter has been received from the Bradfield Garden and Produce Show Committee informing BPC that the funds and cups have been handed over the Bradfield Village Hall Committee for safe keeping and the Garden and Produce Show Committee is to be disbanded.

**105.1.2 WBC Bonfire Letters.**

There was no update on the number of letters sent out by WBC to people having bonfires.

**106. Planning Applications.**

**106.1 Planning applications which WBC has consulted BPC on:**

**106.1.1 20/02623/HOUSE – The Cottage, Rotten Row.**

*Contemporary timber clad garden building.*

It was agreed that BPC has **no objection** to this application subject to it being for domestic use only and having limited external lighting.

**106.1.2 20/02667/HOUSE – Lethe, Southend Road.**

*Proposed first floor extension, new dormer windows and roof alterations.*

This application will increase the property from 3 to 5 bedrooms, the roof will be changed from tiles to slates. Even though the proposal was not considered to be subservient to the existing, BPC has **no objection** to this application.

**106.1.3 20/02712/FUL – Bradfield College.**

*Installation of 2,000 litre LPG tank and associated hard and soft landscaping works.*

BPC has **no objection** to this application but questioned why part of the hedge needed to be removed.

**106.1.4 20/02410/RESMAJ – Land north of Stretton Close (amendments).**

*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. Amendments.*

It was noted that none of the properties have electric charging points. Plot 6 has been amended to become a gated property and the full gable has been reduced to a hip (in line with BPCs comments on the initial application).

In terms of design of the properties, 1-3 and 6-9 are 1.5 storeys high whereas 4 and 5 are 2.5 storeys. The properties range from 7.5m high to 8.5m high. There is significant variation in the design of the properties and design characteristics which don't fit with the local vernacular.

No details are shown of the pedestrian way between the existing Stretton Close houses and the site.

All rear gardens are surrounded by a 1.8m close boarded fence and front gardens have post and rail fences around them except between plots 1 and 2 where there is no fence shown. It was suggested that there should be tunnels in the fence for hedgehogs to pass through. Locals to the site are aware of bats and other wildlife which live/use the site and an ecological survey needs to be completed.

It has been noted that there are two underground LPG tanks shown on the plans to the north of the site; the purpose of these is unclear.

It was agreed that BPC continues to **object** to this application.

BPC are very unhappy with the piecemeal way in which the proposals for this site are being submitted; it is not clear what permission is being considered in each application, particularly when the same documents are submitted in multiple applications and others missing (from the WBC website).

**106.2 Planning decisions taken by WBC:**

**106.2.1 20/01633/HOUSE – Earlham, Southend Road.**

*Single storey rear conservatory extension.*

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

**106.2.2 20/01762/FUL – Heath Farm Cottages, Southend Road.**

*Erection of No. 2 residential dwellings with soft landscaping and associated works (resubmission of 20/00491/FUL).*

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

**106.2.3 20/02192/FUL – Pockocks Cottage, Mariners Lane.**

*Replacement stable block, enlarging equestrian facility from 2 to 6 horses.*

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

**106.2.4 20/02233/HOUSE – Pyefleet, Cock Lane.**

*Single storey rear extension, porch and loft conversion.*

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

**106.3** Application decisions taken to appeal:

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

BPC had **no objection** to this application which was **refused** by WBC. The applicant has taken this decision to appeal.

**106.3.2 19/03193/FUL – McVeigh Parker, Southend Road**

*Retrospective in part. Change of use of land and extension to existing storage and distribution yard for agricultural and fencing equipment.*

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

**106.4** Enforcement Matters.

**106.4.1 Boot Farm Stables.**

The development of the barn (20/02797/FUL) is being monitored.

**106.4.2 Elmwood Building.**

The developments at the Elmwood Building were discussed with the WBC enforcement team, prior to the decision on the most recent application being taken to appeal.

**106.4.3 Pumping Station.**

After consultation with the WBC enforcement team, planning application 20/01358/FUL was submitted, but WBC could not determine the application. Work has since ceased at the site.

**106.4.4 Applecroft, Bishops Road.**

There is nothing to report on Applecroft.

**107.** Highway matters.

**107.1** Speeding in the Parish.

A WBC ‘poster campaign’ has been installed along Southend Road. Traffic is perceived to have returned to its original speeds.

The rescheduled collection of SID for use in the Parish was cancelled due to Covid-19 restrictions.

The smart SID installed opposite Cripps Farm was realigned on the post so that oncoming vehicles activated the sensor much earlier, creating greater driver awareness of their speeds. During the three weeks it was installed, the battery had to be replaced and we were advised that it was operating in ‘Ghost mode’ for the third week. Data from this installation has not been received to date.

A letter has been received from a resident who is very concerned about the speed of vehicles in Ashampstead Road. Unfortunately, there is currently no approved site for south bound traffic. Use of 50-40-30 speed limits and pinch points have been suggested by the resident.

**107.2** Signage on Ashampstead Road.

There are advertising signs for storage at Hewins Wood Farm on the Ashampstead Road. It was questioned whether these signs require planning permission. There was also some question about whether there was planning for storage at the site in question.

**108. Environment.**

**108.1 Defibrillator.**

The contractor still needs to visit the site in order to prepare a quote for installation of a defibrillator.

**108.2 Height barrier on the Village Field.**

The new height barrier has been installed at a nominal height of 2.0m. Warning signage needs to be obtained and attached to the barrier. Bradfield Village Hall Management Committee are happy with the height. The invoice for installation of the barrier has been paid in full by BPC, however, it was more expensive than the original quote. The difference was in materials and amounted to £40.00 excluding VAT. It was resolved that BPC would cover the extra cost.

BPC will now formally gift the posts and height barrier to BVMC in order to relinquish ongoing maintenance costs.

**108.3 Trees at Riverside Cottages.**

There is currently an undetermined tree application for the trees at Riverside Cottages.

**108.4 Christmas Lights.**

The judge for the Bradfield Christmas lights has agreed to the role.

**109. West Berkshire Councillor Report.**

District Cllr. MacKinnon will circulate his report for December to councillors.

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

**110.1 Confirmation of TPOs on Cock Lane and St. Andrew's Churchyard.**

A provisional TPO has been issued for an oak tree at the Old House, Cock Lane. The formal TPOs have now been received for the five trees in St. Andrew's Churchyard.

**110.2 Tenancy Agreement on Admoor Lane Property.**

Details of a candidate for an Admoor Lane property, which is subject to a S106 agreement were circulated prior to the meeting. The tenant needs to have local connection. It was agreed that the applicant did not have the local connections at the time of the application and therefore, with regret does not meet the requirements.

**110.3 Letter of Complaint from resident of Stretton Close.**

An email has been received from a resident of Stretton Close, expressing her disappointment that BPC did not consult all of the residents of Stretton Close and Stanbrook Close about the planning applications for the land north of Stretton Close prior to returning comments to WBC.

**College Bench at Bradfield College, by the Pang.**

**110.4** Notification has been received from Judith White that the bench at Bradfield, by the Pang is disintegrating. Given that the bench belongs to BPC, it was agreed that it should be removed and replaced.

**110.5 The Watchtower.**

Cllr. House advised members of BPC that he had recently received a copy of The Watchtower from John Sly; if anyone should like it, please contact Cllr. House.

**110.6 CPRE – Fieldwork and Countryside Voices.**

The Clerk advised members of BPC that she had copies of CPREs literature: Fieldwork and Countryside Voices.

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

**111.1 SID/Community Speed Watch Programme (CSW).**

Cllr. House reported that he had attended a virtual meeting with Cheryl Evans and other parish councils about the use of SID and the CSW. The Speed Management Framework was written in June and submitted to management for approval. If it is given the go

ahead, the current SID will be retired, and new equipment purchased. In addition, there will be online training and an online booking process for the equipment. There is a conflict between speeding vehicles in areas of high and low population. Equally there is a debate about whether those who speed are locals to the area or from outside.

If a parish purchases equipment, it must be TOPAS and ISO9000 compliant. Poles may need to be installed for the devices to be mounted on; permission needs to be obtained for any existing poles to be used. WBC is in the process of setting up a licensing scheme for all sites where SID can be used. Each of these sites will require a Risk Assessment. Any data captured by parish owned equipment needs to be downloaded and analysed by the parish; there will be no analysis of the data by WBC. If WBC equipment is used, BPC would have access to the WBC training and the facilities to download and analyse the data, potentially leading to the Community Speedwatch Programme being implemented (if there are sufficient speeding vehicles). Cllr. House commented that at this time, he didn't feel inclined to recommend purchase of parish owned equipment (or a contribution to it).

**111.2** Alms House, Mariners Lane.

Cllr. Wyatt has informed Cllr. House that there is extensive renovation work going on in one of the Mariners Lane alms houses.

**111.3** Pang Valley Flood Forum.

The most recent PVFF meeting was postponed until the 7/12/2020. There is a WBC flood wardens meeting tomorrow evening; no one was available to attend.

**112.** Finances.

**112.1** Bank Reconciliation to the 1/12/2020.

The finance report showed a balance of £10,499.86 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 3/11/2020 with a balance of £12,065.36. The business account had a balance of £47,113.58 on the 27/10/2020.

**112.2** List of Transactions since the last meeting.

The following payments have been made:

Royal British Legion	£30.00	Wreath
Helen Pratt	£347.68	Clerk's November salary.
Fox Fencing	£744.00	Installation of height barrier.
A.J. House	£168.00	Costs for cancelled road closure for Remembrance service.

**112.3** Draft Budget for FY2021/22.

The Clerk circulated a draft budget for FY2021/22 immediately prior to the meeting. This was briefly discussed.

**113** Round Table Comments.

**113.1** Mobile Phone Signal.

It was reported that there is generally poor mobile phone signal across the parish. It was agreed that this should be raised with District Cllr. MacKinnon and possible actions identified.

**113.2** Weed in the Pang.

Cllr. Isherwood reported that he has spoken to the College groundsman about the weed in the river; the weed is generally cleared in the spring.

**113.3** Appreciation and Festive Greetings.

All councillors were thanked for their efforts during the year and Christmas greetings were exchanged.

- 114.** The meeting concluded at 9.35pm.  
**Date of Next meetings: Tuesday 5<sup>th</sup> January 2021 at 7.30pm.**