

**Minutes of a Meeting of Bradfield Parish Council held on
Tuesday 1st August 2023 at 7.30pm in the Committee Room,
Bradfield Village Hall, Bradfield Southend.**

Present: Cllr. A. House (Vice Chairman)
Cllr. G. Allen
Cllr. G. Allnutt
Cllr. R. Balsdon
Cllr. O'Reilly
Cllr. B. Wyatt
District Cllr. R. MacKinnon
Mrs. H. Pratt (Clerk)
Three members of the public were in attendance.

113. **Apologies.**
Apologies of absence were received from Cllr. K. Dearing and Cllr. T. Wale.
114. **Declarations of Interest.**
The Clerk reminded Cllr. Wyatt that his Declarations of Interest form needed to be completed and returned.
- 114.1 **Declaration of Interest in Agenda Items.**
There were no declarations of interest in any agenda items.
115. **Public Session.**
There were no matters raised during the Public Session.
116. **Approval of Minutes.**
- 116.1 **BPC meeting held on Tuesday 4th July 2023.**
The minutes of the meeting of BPC held on Tuesday 4th July 2023 were approved as an accurate reflection of the meeting and were signed by Cllr. House.
117. **Matters arising from the minutes.**
- 117.1 **Cock Lane Signage Replacement.**
The Clerk will continue to pursue WBC for the replacement of the signs near Crackwillow following the accident earlier in the year.
- 117.2 **Cock Lane Drainage.**
The report on the drainage situation on Cock Lane is still outstanding.
- 117.3 **Youth Shelter.**
The repurposing of the youth shelter is no longer being considered, so it needs to be removed and disposed of.
- 117.4 **Walnut Tree Cottage (Ashampstead Parish) Planning application.**
The applicant has contacted both Cllr. House and Cllr. Dearing about a possible site visit and the possibility of BPC withdrawing its objection to the application, following the withdrawal of Ashampstead Parish Council's objection.
- 117.5 **Location of future meetings.**
This matter is deferred until the September meeting.
118. **Planning Applications**
- 118.1 **Planning Applications on which BPC has been consulted by WBC:**
- 118.1.1 **23/01558/FUL – Oak Lodge, Hungerford Lane.**
S73a – Removal of condition 2 (agricultural occupancy) of approved application 84/22563/ADD: Mobile home for use of the owner/manager.
It was agreed that BPC **objects** to this application on the grounds that there is a need for

BW

- accommodation for agricultural workers locally.
- 118.1.2 **23/01057/FUL – Rushall Farm, Scratchface Lane.**
The erection of a farm building; the provision of a new farm entrance and driveway.
 The proposed new farm building is approximately 50m long by 12.5m wide.
 It was agreed that BPC has **no objection** to this application.
- 118.1.3 **23/01388/FUL – Peartree Copse, Webbs Lane (Adjacent Parish).**
Part retrospective to put two pond areas into a field.
 The new ponds proposed are part of the “Million Ponds Project” and will increase local biodiversity.
 It was agreed that BPC has **no objection** to this application.
- 118.1.4 **23/01640/HOUSE – Evendyne, Southend Road.**
Section 73 application to vary condition 3 (Materials) of approved 21/01213/HOUSE – Proposed extensions to rear and side elevations and new first floor accommodation, plus new porch.
 It was agreed that BPC has **no objection** to this application.
- 118.1.5 **23/01655/LBC – The Lodge, Buckhold.**
Repairs to brickwork, roof and chimney, replacement of rainwater goods, replacement of nonoriginal internal ground floor coverings, replacement of internal plasterworks with new lime plaster.
 It was agreed that BPC has no objection to this application.
- 118.1.6 **23/01566/COND – Orchard Lodge.**
Application for approval of details reserved by Condition 17 (External lighting) of planning permission 22/01874/FULD – Demolition of existing house, rear and side outbuildings, erection of replacement dwelling and cycle store.
 All of the proposed lights are down lit and therefore BPC could see no issues with this application.
- 118.2 Planning Decisions taken by WBC:
- 118.2.1 **22/01383/HOUSE & 22/01384/LBC2 – Frogmore Farm.**
Alterations to the elevation of the North facing roof section including the removal of 4 velux windows and replacement with 4 dormers. Repositioning of a chimney in the modern elevation to the West, and internal alterations within the modern extension.
 BPC had **no objection** to these applications which were **refused** by WBC and have been **dismissed** on appeal.
- 118.2.2 **23/00376/FULMAJ – Awberry Farm (Adjacent Parish).**
Full application for the change of use of the site to a flexible events venue, including the provision of overnight accommodation. The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.
 BPC **objected** to this application which was **approved** by the Eastern Area Planning Committee.
- 118.2.3 **23/00796/FULMAJ – Hewins Wood House.**
Change of use and conversion of redundant commercial buildings to create four new dwellings.
 BPC **objected** to this application which has been **withdrawn**.
- 118.2.4 **23/01135/HOUSE – 2 Wellington Gardens.**
Proposed loft conversion with Velux windows on front and rear elevations of the existing roof.
 BPC had **no objection** to this application which has been **approved** by WBC.
- 118.3 Enforcement Issues.
- 118.3.1 **Orchard Cottage, Tutts Clump.**
 The property is currently for sale, advertised as being a ‘five bed bungalow’ with

	accommodation detailed as split between a 3-bedroom cottage style bungalow and a separate 2-bedroom barn style annexe. The property has planning permission as a 3-bedroom bungalow and incidental use of the barn as 2 parking bays and a hobby room. WBC enforcement has been advised.	
119.	<u>District Councillor's Report.</u>	
119.1	<u>Admoor Lane property.</u> District Cllr. MacKinnon commented that whilst he supported residents' cases, babies are not counted in bedroom requirements until they are born. This is a country wide policy and not specific to WBC.	
119.2	<u>Awberry Farm.</u> Planning applications for Awberry Farm, Beenham, (one of which BPC had objected to) were considered at the Eastern Area Planning Committee on the 5 th July and approved. Some Beenham residents are working together and discussing whether to take the decision to judicial review.	
119.3	<u>Applecroft, Tutts Clump.</u> District Cllr. MacKinnon has chased up the WBC enforcement team about the removal of the garage doors at Applecroft, which were refused by WBC planning department and dismissed on appeal but remain in situ.	RMK
119.4	<u>Local Plan.</u> The new Council wish to "fix the flawed Local Plan" and have been granted a six month pause in the inspection process.	
119.5	<u>Green Bins.</u> Green bin direct debits have been collected today (1 st August).	
119.6	<u>Enforcement.</u> Planning enforcement remains patchy across the area.	
119.7	<u>Newbury and Thatcham.</u> Additional pedestrianisation is being considered for Newbury town centre, which will be in operation between 10am and midnight. There have been calls for a consultation, but WBC was planning to push ahead with a trial before the scheme was delayed for an unknown period.	
120.	<u>Highways.</u>	
120.1	<u>Wheelie bin sticker distribution.</u> Cllr. Dearing has delivered stickers to all houses on Southend Road and Cock Lane to the bridge. Additional stickers will shortly be available in the shop on a first come basis. Some stickers will also be delivered to some properties in Ashampstead Road.	KD
120.2	<u>Conifers on Hungerford Lane.</u> The conifers have been reported to WBC again.	HP
120.3	<u>Hedge at the top of Cock Lane.</u> It was noted that the hedge at the top of Cock Lane is growing out over the pavement.	
120.4	<u>Junction of Admoor Lane and Southend Road.</u> The hedge to the east of the junction is overgrown. The Clerk will report this to WBC.	HP
120.5	<u>Drainage on Southend Road.</u> There have been drainage issues outside Southend Cottages during and after heavy rain for many years. The road has been dug up on a number of occasions and the drains inspected, but still there are problems, which result in pedestrians getting showered whenever a vehicle passes, and water crossing to the south side of the road and running into driveways. Cllr. House suggested that a new footway be built on the south side of Southend Road from Heath Farm Cottage to Boot Farm Cottage where it would join up with the existing footway. This would give pedestrians a "drier passage" and prevent at least some of the	

water from running down drives. District Cllr. MacKinnon agreed to champion this idea with WBC.

121. **Clerk’s Report**

121.1 **11 Admoor Lane.**

Following a discussion with WBC, 11 Admoor Lane was readvertised by WB Homechoices to coincide with the advert placed by BPC. Interested parties needed to apply to both WB Homechoices and BPC. BPC allocated scores to all six applicants based on the strength of their connection to Bradfield and neighbouring parishes. WBC allocated the property based on the strength of local connection and insuring optimum occupancy of the property. There are strict rules that an unborn child does not warrant a bedroom, and a single person of 16 years or older is entitled to their own room.

121.2 **Filling the Council Vacancy.**

This item is deferred until the September meeting.

122. **Environment.**

122.1 **Defibrillator in Bradfield.**

This item was deferred until the next meeting.

122.2 **Dog Bin Contractors.**

WBC contractors have drawn up new routes which are in operation from this week to ensure that all bins are emptied on a regular basis. The Clerk has attended a virtual meeting with WBC, the contractor and other parish councils; Bradfield is not alone in suffering from problems.

122.3 **To receive an update on Sovereign issues.**

122.3.1 **Footway from Southend Road to New Way.**

The state of the surface of the footway and the vegetation has been sent to Sovereign Housing association with photographs.

122.3.2 **Caravan parking off New Way.**

The caravans and campa-van in the parking area off New Way have been reported to Sovereign Housing with photographs.

123. **Reports.**

123.1 **Bradfield Village Hall.**

Thanks were extended to a parishioner who has run a number of raffles in The Queen’s Head to raise funds for the Village Hall.

The Village Hall Committee met and discussed the following options:

1. To do nothing with the existing hall, but to fix problems as and when they arise.
2. To continue to raise funds for the new hall (as planned), until the planning permission expires.
3. To refurbish the existing hall.
4. To appoint a sub-committee to review the situation and to consider alternative ideas.
5. To see if the existing planning permission can be amended.

Two major grant applications have been unsuccessful. A meeting has been arranged with donors to discuss the various options. Including pledges funds of just under £800,000 have been raised.

It was noted that BPC had requested greater transparency and openness from the Village Hall Committee in addition to the actual status of the finances.

124. **Correspondence.**

124.1 **Bradfield Parochial Charity.**

A letter has been received asking for £300 towards work on the roof of the Alms houses. The BPC historic concern is that the entry on the Charity Commission Website indicates that the almshouses are for residents of the parish of Bradfield; there is no mention of

- neighbouring parishes. The most recent vacancies have been advertised in neighbouring parishes.
- 124.2 Neighbourhood Plans for Cold Ash and Hermitage.
It was agreed that BPC would contribute £300 to the Alm houses for the roof work. HP
- 124.3 The John Simmonds Trust.
It was agreed to defer this agenda item.
- The John Simmonds Trust need to raise £40,000 a year to maintain the activities they carry out. This year, an additional £50,000 needs to be raised to contribute towards rethatching the Black Barn. The Trust administrator is cycling from Land's End to John O'Groats with the aim of raising £10,000.
125. **Finance.** HP
- 125.1 Bank Reconciliations.
The Clerk circulated a finance report dated the 1st August 2023 prior to the meeting showing a balance of £13,586.22 in the Treasurer's Account, once all lodgements and payments have cleared. This was reconciled back to the bank statement of the 3rd July 2023 which showed a balance of £17,947.48. The Business account had a balance of £82,428.95 on the 27th June 2023.
- 125.2 List of payments and receipts.
The following payments were agreed at this meeting:
- | | |
|---|---------|
| West Berkshire District Council (Emptying 4 dog bins) | £234.06 |
| Salaries, PAYE (July 2023). | £429.22 |
| Sunbelt Rentals (Road closures for 2022 Remembrance Sunday) | £878.40 |
| Triangle Management Company Ltd (Emptying 2 dog bins) | £126.36 |
- Payment of the Clerk's salary for August 2023 was approved.
126. **Round table comments.**
- 126.1 Hedge at the Traveller's Rest, Cock Lane.
There is a section of hedge which is very overgrown and a piece of wood which hangs out into the road.
- 126.2 Bucklebury SID.
Councillors have noticed the extensive use of SID in Bucklebury. The Clerk commented that the SID belongs to Bucklebury Parish Council and is currently being well used being new. It may well become available for BPC to borrow when not in such heavy demand in Bucklebury, although there is some training and set up with WBC which would need to be completed.
- 126.3 Graffiti on the Gigaclear box.
Graffiti has been drawn on the Gigaclear box at the end of Heath Road. If people are worried about it, it was suggested it be reported to Gigaclear.
- 126.4 Electric Scooters.
Electric scooters are being used on Southend Road and Cock Lane.
- 126.5 State of Heath Road near Southend Road.
There are a number of potholes in the first 50m of Heath Road which really need to be repaired. Cllr. O'Reilly has reported them to WBC, but WBC respond that they are not deep enough to warrant filling.
127. **The meeting concluded at 9.55pm.**
Next BPC meeting: Tuesday 5th September 2023 at 7.30pm in the Committee Room.