

**Minutes of a Virtual Meeting of Bradfield Parish Council held on  
Tuesday 6<sup>th</sup> October 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  
Cllr. K. Dearing  
Mrs. H. Pratt (Clerk)  
Logie Fitzwilliams

**76. Apologies.**

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

**77. Declarations of Interest.**

There were no declarations of interest.

**78. Public Forum.**

**78.1 Replacement of Fishers Copse House (Application 20/01876/FULMAJ).**

Mr. Fitzwilliams commented that Fishers Copse House has been his family home for the last forty years and the existing building needs much work. Mr. Fitzwilliams commented that it would be more efficient to demolish the existing house and build something new. The proposed replacement dwelling has been designed with planning policy C7 in mind and is thought to be in keeping with the local vernacular. It has been positioned to make the most of the natural light and will remain invisible to the Public Rights of Way in the area. The new dwelling will have ecological benefits including the use of green energy. All the materials from the demolition of the existing dwelling will be reused on site. Cllr. House asked about the emphasis on a different drive in the application; this access is currently in situ and is felt to be more appropriate as well as giving better visibility

**79. Minutes of the meeting held on Tuesday 1<sup>st</sup> September 2020.**

It was resolved that the minutes of the meeting held on Tuesday 1<sup>st</sup> September 2020 were a true record of the meeting and they will be signed by Cllr. House.

**80. Planning Applications.**

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

**80.1.1 20/01876/FULMAJ – Fishers Copse House, Rotten Row.**

*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.*

It was agreed that BPC **supports** this application.

**80.1.2 20/01762/FUL – Heath Farm Cottage, Southend Road.**

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

It was noted that the application form states that there is no gain in the number of units; an ecological survey also appears to be missing from the application.

It was agreed that BPC **objects** to this application on the grounds of the increased traffic on the bridleway, back garden development in an area of linear development, urbanising the view of the settlement from the AONB and the plot sizes are disproportionate in relation to other local plot sizes.

**80.1.3 20/02192/FUL – Pockocks Cottage, Mariners Lane.**

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

It was noted that work has already started on site and the old stables have been demolished.

It was agreed that BPC has **no objection** to this application, subject to them being for private use only with no DIY or livery use.

**80.1.4 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.*

This application will result in a three or four bedroom house. The proposed dormer windows are not considered attractive and are not in keeping with the other dwellings in the road.

The proposed outbuilding is 6m x 8m and is positioned on the boundary at the bottom of the garden. The garage within this outbuilding is likely to be very difficult to access with a vehicle due to the width of the track to the rear of the property. To the front of the property, there are only two parking spaces, this was considered insufficient for a house of the proposed size.

It was agreed that BPC **objects** to this application, but that if WBC is minded to approve it, there should be a condition on the outbuilding that it cannot be used for sleeping in.

**80.1.5 20/02233/HOUSE – Pyefleet, Cock Lane.**

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

It was noted that this is a reduced version of approved application 20/01400/HOUSE. This application has brick and render walls and a slate roof. It was agreed that BPC has **no objection** to this application.

**80.2 Planning decisions taken by WBC:**

**80.2.1 20/01842/HOUSE – The Paddock, Tutts Clump.**

*Garden outbuilding.*

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

**80.2.2 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).*

This application was for information only. WBC has determined that a **full planning application is required.**

**80.2.3 20/01307/FUL and 20/01308/LBC2 – Church of St. Andrew, Graveyard, Gray School and Land Adjoining Church Road.**

*Conversion of church from D1 to C2 Use Class (as part of Bradfield College Campus) and associated external alterations, demolition of existing Gray School plant room; erection of link building to Gray School and new plant room; installation of subterranean fuel tank; surface water and foul drainage; removal of tree, works to retained trees, removal of hedgerow and associated hard and soft landscaping works.*

BPC **supported** these applications which have been **approved** by WBC.

- 80.3** 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.*  
 It was reported that the description of this application has been changed and amendments made moving the building on the site. It was agreed that the amendments would be discussed at a meeting on Tuesday 13 October (*this was subsequently change to Monday 12<sup>th</sup> October*).
- 80.4** Appeal – 20/00046/WR – 19/03193/FUL for 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. It was agreed that no further action is required by BPC.
- 81.** **Highway matters.**
- 81.1** Deployment of SID in the Parish.  
 The speed figures reported to BPC from WBC are now known to be incorrect. A patch for the software which downloads the data from the device is being produced.  
 The figures which had been reported show sufficient traffic to be exceeding ACPO (35mph) to justify a poster campaign, which will be organised by Graham Markham. It was agreed that SID be booked again and utilised in the parish, but not over the half term holidays.  
 Cllr. House will continue to pursue Graham Markham for the correct data.
- 81.2** Raising of Kerb in Southend Road to prevent flooding.  
 The dropped kerbstones in Southend Road outside Cedar Creek and Tulip Trees have been raised following the heavy rain on the 27<sup>th</sup> August. This work was carried out as a result of the local MP Laura Farris and included the jetting the drains on the 28<sup>th</sup> August.  
 WBC has been made aware of the same situation outside of Ridgeway, Bourne Rise, Heath Ridge and Dormer Cottage. It was agreed that the Clerk would contact Stuart Clark about the situation.  
 There has been a lot of praise for the work carried out so far.
- 81.3** Flooding of Cock Lane and Lavender House.  
 The drain in Cock Lane, outside Lavender House, running towards the school appears to be completely blocked. After heavy rain, the garage of Lavender House floods. The Clerk will report this to Stuart Clark
- 82.** **Environment.**
- 82.1** Defibrillator.  
 The Clerk reported that the defibrillator in Bucklebury Village is likely to remain locked. As a result, it was agreed that any defibrillator in Tutts Clump should remain in a locked cabinet. The veterinary practice has agreed in principal to a defibrillator being placed on the building. It was agreed that the defibrillator should be purchased using either a WBC member's bid or CIL money. Cllr. House will discuss the best way forwards with an electrician.
- 82.2** Remembrance Sunday (8/11/2020).  
 Cllr. House reported that he has obtained a quote of £410 plus VAT for the signage for the road closure and the actual road closure, for a short service at the war memorial. Manning of the closures will cost extra. The Clerk will advise

Heather Wells at WBC of the proposed road closure. There will be no representation from the college and no refreshments afterwards. Numbers will be kept to a minimum. Stephen Waters will ensure that the hedges are cut back in advance of the service. It was agreed that this item would be further discussed at the meeting on the 13<sup>th</sup> October.

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

The height barrier has been ordered by BPC for the Village Field. The Clerk will chase Flowplates Ltd for a delivery date.

**82.4** Rubbish and tree pruning in a front garden on Southend Road.

Sovereign Housing Association were contacted about this matter. All the material in question was shredded and removed during the week beginning 28<sup>th</sup> September.

The Clerk will thank Sovereign Housing Association for following up on the request.

**83.** West Berkshire Councillor Report.

The Clerk will forward District Cllr. MacKinnon's report for September to councillors (once it is received).

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

**84.1** Riverside Cottages.

A new tenant of Riverside Cottages approached BPC about the removal of a large conifer which was causing loss of light and damp to the property. Sovereign Housing Association had been contacted and had responded that the tree was the tenant's responsibility.

BPC contacted the WBC environmental health department and took photographs of the situation.

It is understood that Sovereign Housing Association are now seeking quotes for the removal of the tree.

**84.2** Ash Tree on Cock Lane.

A resident has raised concerns about an ash tree on Cock Lane; the concern was raised with WBC who responded that it was a matter for BPC.

BPC has nothing to do with the management of the tree which is situated on a small parcel of land bounded by the Village Field, the Cricket pitch, Rainbows End and Cock Lane. BPC has raised the issue with the Tree Officer at WBC, and they are now pursuing the issue.

**84.3** Produce Show Cups/Trophies and Funds.

BPC has been approached about acting as the guardian for the cups/trophies belonging to the Produce Show and of the remaining funds following the demise of the Produce Show. It has been suggested that the cups/trophies could be placed in display cabinets within the Village Hall (using some of the remaining funds for the display cabinets). It was agreed that discussion was needed with the Village Hall Committee about such a display. It was also asked whether one of the cups/trophies might be used for the May Fayre.

**84.4** PCC enquiry about Grants.

The PCC has challenged why they have received no grant during the year. It was noted that they received no grant last year either. The decision to not make a grant was under the advice of the previous Clerk and was backed up by a directive from NALC. This directive has been forwarded to the PCC for their information.

**84.5** District Parish Conference – Tuesday 20<sup>th</sup> October.

It was agreed that the Clerk and Cllr. House would attend the District Parish Conference.

**84.6** Covid Banner.  
WBC is organising banners for the area encouraging people to remember to “Hands. Face. Space” in order to limit the transmission of Covid. One banner has been allocated per parish. It was agreed that BPC would request a banner and put it up at the Village Hall (with the support of the Village Hall Committee).

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

**85.1** Bradfield Village Hall.

It was noted that BPC will support Bradfield Village Hall Management Committee in applications for funds for the new hall.

**86.** **Finances.**

**86.1** Bank Reconciliation to the 6/10/2020.

The finance report showed a balance of £16,429.04 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 3/9/2020 with a balance of £10,323.30. The business account had a balance of £43,113.23 on the 25/9/2020.

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

The following payments have been made:

Fox fencing	£1,056.00	Installation of bollards and gate at Village field.
Helen Pratt	£347.88	Clerk’s September salary.
HMRC	£153.40	PAYE.
A.J. House	£53.98	Toner cartridges.
Helen Pratt	£1,530.00	Part cost of height barrier
Triangle Management	£45.00	Bin emptying (September).
Bradfield Village Hall	£50.00	Ground rent for youth shelter

**86.3** Payments against budget for first half of financial year.

The Clerk reported expenditure of £7,714.15 for the first half of the year. It was noted that £2,725.50 has been paid to secure the recreation ground, which was not in the budget, in response to the travellers in June. The Clerk estimated the expenditure for the full year, will incur an overspend against the budget of approximately £1,330.00, before any donations are made.

**87.** **Round Table Comments.**

**87.1** Bus timetable.

It was reported that the timetable has now been advertised and the buses are running.

**87.2** Bonfires.

WBC has been sending out letters to some people having bonfires, informing them that it is illegal to cause a nuisance due to smoke. A question was asked about how many such letters are being sent out.

**87.3** Bradfield Scarecrow Trail.

A Scarecrow Trail with a movie theme is taking place over half term. Entry is £5.00 and profits will be split between the School PTA and the Village Hall Committee. The deadline for entries is the 15<sup>th</sup> October and exhibits must be out in situ by the 26<sup>th</sup> October.

**87.4** Rainbow signs at Village entrance.

The rainbow sign at the east entrance to the Village is looking a bit tatty. It was agreed to look at ways in which it might be tidied up a little.

**87.5** College Kerb.

Cllr. Wyatt has noticed that when travelling from the crossroads in Bradfield towards Buscot Hill, at the location of the original pinch point, the kerb is dangerous because it sticks out into the road. It was agreed that WBC should be notified of this.

**87.6** Salt for grit bins - storage.

Spare grit for the grit bins is currently stored with Pete Harrod at Merryfield Farm, however Pete is moving, and a new location needs to be found for the grit from where it can be distributed.

It was suggested that Stephen Waters might be able to store it and might also be able to refill the bins when necessary. Cllr. Balsdon commented that if necessary, it could be stored at Barn Elms Farm, but she is not in a position to refill the grit bins.

**87.7** Seats/benches around the parish.

It was suggested that parishioners might benefit from more benches around the parish. Possible locations included the junction of Heath Road and Southend Road, at the far end of the Cricket field and at the junction of Cock Lane and Bishops Road. It may be possible to fund some benches by obtaining a COVID grant.

**88.** The meeting concluded at 9.15pm.

**Date of Next meetings:**

**Tuesday 13<sup>th</sup> October 2020 at 7.30pm (moved to Monday 12<sup>th</sup> October at 7.00pm)**

**Tuesday 3<sup>rd</sup> November 2020 at 7.30pm**