

**Minutes of a Meeting of Bradfield Parish Council held on
Tuesday 1st March 2022 at 7.30pm in Bradfield Village Hall.**

Present: Cllr. A. House (Chairman)
Cllr. M. Ashbrook
Cllr. R. Balsdon
Cllr. K. Dearing
Cllr. S. O'Reilly
Cllr. T. Wale
Cllr. R. Wyatt
District Cllr. MacKinnon
Mrs. H. Pratt (Clerk)

There were five members of the public in attendance.

148. **Apologies.**
There were apologies of absence from Cllr. P. Henwood and Cllr. P. Isherwood.
149. **Declarations of Interest.**
There were no declarations of interest in any agenda items.
150. **Public Forum.**
- 150.1 **Speedwell, Scratchface Lane.**
A parishioner commented that there has been an amendment made to application 21/02561/FULD which remains undetermined having been submitted in October 2021. It was reported that the garage block is being “beefed up” and is in danger of resembling a small house. The parishioner hoped that BPC will continue to oppose this application.
- 150.2 **Orchard Lodge.**
BPC was congratulated on the comments submitted on Orchard Lodge. It was a pity similar comments hadn’t been submitted on the original Speedwell application which has become a monstrosity.
- 150.3 **Bradfield Village Hall.**
Following meetings of various groups of people with District Council MacKinnon about the proposed new Village Hall, an update on the situation was requested. It was suggested that an independent review was to be undertaken of the Business Plan. Questions were asked about whether members of the parish can give input to the independent review and what progress had been made with it.
It was suggested that the hall should be viable based on bookings from within the parish and should not be dependent upon bookings from further afield.
During storm Eunice, the roof of the existing hall was damaged, and a temporary repair put in place. A longer-term repair has been quoted for and replacement panels, not held in stock locally are on order.
- 150.4 **Planning application 22/00193/FUL for St. Andrew’s School.**
Concerns were raised about the installation of a biomass boiler installation at St. Andrew’s School, about the lack of detail of vehicles, routes, and the associated carbon footprint for the delivery of wood pellets, how the ash will be removed, and whether there should be an Environmental Impact Assessment due to the CO² emissions and the potential health and safety impacts on the school pupils.
- 150.5 **Planning amendments.**

It was noted that BPC are not always informed of amendments to planning applications. It was felt that the parishes need to be consulted on amendments. District Cllr. MacKinnon agreed to take this up with the WBC Planning team.

151. **Minutes of meeting held on Tuesday 1st February 2022.**

It was resolved that the minutes of the meeting of BPC held on Tuesday 1st February 2022 were an accurate reflection of the meeting and they were signed by Cllr. House.

152. **Matters arising from the minutes.**

152.1 **Blossom into Spring.**

The cherry tree, to replace the one damaged shortly after planting, has been planted near the other cherry trees by the Cricket Club. It is hoped that the damaged tree will survive.

153. **Planning Applications**

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

153.1.1 **21/00193/FUL – St. Andrew’s School.**

Installation of containerised biomass boiler systems.

It was agreed that BPC **objects** to this application based on the lack of information about delivery and storage of the wood pellets to fuel the system, and how the resulting ash would be removed. It was suggested that a Transport Plan and an Environmental Impact Assessment (EIA) should be included with the application. BPC would prefer the containers to be black powder coated.

153.1.2 **22/00316/LBC2 – Bradfield College.**

Internal works to Chapel Tower to create archive room.

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

153.1.3 **22/00437/FUL – Bradfield College.**

Temporary installation of cabins and containers associated with the approved change of use from C2 to construction compound, for use during the building operations to St. Andrew’s church association with the change of use to a study centre, for the period 1 April 2022 to 1 April 2024 (Application reference 21/02895/FUL).

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

153.1.4 **22/00409/OUTMAJ – Hewins Wood House.**

Application of outline planning permission with some matters reserved: Demolition of the existing dwelling, Hewins Wood House and the erection of 5 new detached dwellings. Matters to be considered – Access, Appearance, Landscaping, Layout and Scale.

This application was not discussed as it was no longer showing on the WBC map.

153.1.5 **22/00398/COND1 - Bradfield College, Bradfield**

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. Section 73 application to vary Condition 2 (approved plans) of approved application 20/01307/FUL.

The Method Statement doesn’t deal with smell, rats, or vermin. Dust control is covered. BPC has **no objection** to this application.

153.1.6 **22/00440/COND1 - Bradfield College, Bradfield.**

Temporary change of use from C2 to Construction Compound, for use during the building operations to St Andrews Church associated with the change of use to a study centre, for the period 1st April 2022 to 1st April 2024.

BPC has **no objection** to this application.

153.1.7 **22/00473/FUL and 22/00474/LBC2 – St. Andrew’s School, Buckhold.**

Proposed internal and external alterations to existing shower room and computer room and installation of new flat roof to create covered walkway between Buckhold House and Harding House.

It was agreed that BPC has **no objection** to these applications.

153.2 Planning decisions made by WBC:

153.2.1 **21/02507/OUTD - Land East of Jennetts Wood, Bishops Road, Tutts Clump.**

Detached dwelling served by the existing vehicular access. Matters to be considered: Access.

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

153.2.2 **21/02868/COND1 - Hewins Wood Farm, Ashampstead Road, Bradfield.**

Approval of details reserved by Condition 2 (EV Charging Points and Cycle Parking) of Planning Permission 21/01533/FUL: Retrospective planning application for regularisation of the use of storage containers, buildings for pottery workshop and kiln, beauty salon and blacksmith workshop.

BPC didn't comment on this application which has been **approved**.

153.3 Update on other planning matters:

153.3.1 **21/02561/FULD – Speedwell, Scratchface Lane.**

The Clerk will submit a further objection to the amendment to this application.

153.3.2 **21/02839/FUL – Elmwood Building.**

The Clerk has already submitted objections to the amendment for this application.

153.4 Enforcement Issues.

153.4.1 **Applecroft.**

The Clerk will check the date of the appeal decision on the removal of the garage doors and if six months has passed since the decision will raise the issue with the WBC enforcement team again.

153.4.2 **Cray Cottage.**

The issues at Cray Cottage where the walls around the garage have not been built with the correct openings were reported to enforcement. There has been no update. It was agreed the Clerk will forward the original email to District Cllr. MacKinnon.

153.4.3 **46 Southend Road.**

There has been no further information from the WBC enforcement team about this case. The Clerk will forward information to District Cllr. MacKinnon.

153.4.4 **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.

154. **District Councillors Report.**

District Cllr. MacKinnon has met with BPAG (Jon Alderman and colleagues), BVH (Bradfield Village Hall) and some representatives of BPC to try and clear the impasse. BPAG

- Remain sceptical about the scale of the project and the ability of BVH to raise the required funds without borrowing.
- Sceptical of the viability of the business plan, while recognising that any forecast is by nature uncertain and would like to see the business plan refreshed and externally reviewed.
- Remain concerned about the lack of transparency and communication from BVH.
- Willing to have a discussion with all parties to overcome current impasse.

BVH

- Recognise concern over the business plan and have agreed to its refresh and external review. District Cllr. MacKinnon has recommended a suitable external independent accountancy firm and understands that the process is underway.
- Willing to have a discussion with all parties to overcome the current impasse.

BPC

- Consider the business plan unviable.

- Consider the size and scale of the project to be excessive.
- Are not prepared to reconsider opposition to the project in its current form.

District Cllr. MacKinnon commented that in principle, BVH has the moral right to progress the project having received planning permission in September 2019 from the Eastern Area Planning Committee, with many favourable comments. However, planning permission does not mean that the project is feasible. It appears that significant fund-raising gaps remain nearly 2 and a half years after permission was granted and more transparency on committed funding would be desirable.

District Cllr. MacKinnon felt that 3 years after planning permission was granted was a sensible time to review whether the project was deliverable in reality and may be the time to consider a smaller, more easily deliverable project.

Some sympathy was expressed for BVH's complaint that opposition, particularly from BPC had hindered fundraising, but it is less clear whether BPC support would have enabled a significantly larger amount to be raised and therefore affected the deliverability of the project.

It was not felt appropriate for members of the public to give input towards the review of the business plan.

District Cllr. MacKinnon commented that at a full council meeting on the 3rd March he will be presenting the budget to WBC, which will include a 4% increase in council tax (1% core and 3% adult social care). Staff costs have increased by more than 4% so use will be made of reserves. There is a proposed investment in infrastructure improvements of £222,000.000 including the new footway from Hungerford Lane to the Avenue and repairs to the footway from Hungerford Lane to Cripps Farm. There is a rolling highway improvement programme in which Southend Road will be resurfaced for a 128m from Mariners Lane towards Bradfield College, Common Hill will be resurfaced for 535m (in 2023-24) and The Laffords will be resurfaced (in 2024-2025).

Cllr. Ashbrook commented that he was disappointed in the comments made about BPC's lack of support for BVH; BPC has done its utmost to help and wanted to discuss comments on the business plan with BVH, but because BVH didn't agree they didn't want to know. BPC are willing to meet with BVH representatives to consider alternative options and discuss where BPC has concerns about the current project. District Cllr. MacKinnon commented that BPC had made it clear they wouldn't support the proposal in its current form.

Cllr. House commented on the mobile phone coverage in the parish. District Cllr. MacKinnon reported that Vodafone claim the coverage in Bradfield is good; this is not consistent with parishioners' experiences. Vodafone has requested postcodes for areas which have a poor signal; these will be requested via Facebook and Newslink.

155. **Clerk's Report.**

155.1 **Update on Certificate in Local Council Administration (CiLCA).**

The Clerk is progressing with CiLCA, but there is a lot to do before the end of May deadline. At the next meeting, revised Standing Orders and Financial Regulations will be put forwards for ratification.

155.2 **Annual Parish Assembly – Friday 22nd April 2022.**

It was agreed that there would be no key speaker at the Annual Parish Assembly. Groups who meet in the parish will be given the opportunity to give a three-minute update or to submit a report to be read out.

Refreshments will be provided.

156. **Highways.**
- 156.1 **Union Road.**
Union Road was closed on the 14th February. It is understood this was for drainage investigation, but there is no evidence of any work having taken place.
- 156.2 **Chalk Pit Farm Bridge.**
The damaged steel parapets on Chalk Pit Bridge have been repaired.
- 156.3 **Southend Road Drains.**
The works which took place on the drains in Southend Road (opposite Ridgeway) do not appear to have resolved the problem. After 15mm of rain, the drains cannot cope. The Clerk will raise the issue with WBC again.
- 156.4 **Bishop's Road.**
During the storms a tree was blown down across Bishop's Road just to the east of the junction with Rotten Row Hill. The tree has only partially been cleared. The Clerk will report this to WBC.
- 156.5 **Traffic Lights on Common Hill.**
The traffic lights have not been working for the last two days.
157. **Environment.**
- 157.1 **Defibrillators.**
The defibrillator has been installed on the outside wall of the vets in Tutts Clump. News is awaited from the Cricket Club that the defibrillator has been installed there.
- 157.2 **Emptying of dog bins.**
WBC currently empty six dog bins in the parish. The WBC contract is due to expire at the end of this calendar year and parishes have been warned that there will be a price increase. It was agreed to wait and see how much the new contract is likely to be before making any decisions about changing to a different contractor.
158. **Platinum Jubilee.**
On Sunday 5th June, there will be a "bring your own picnic" on the Village field. There will be a limited number of game style stalls.
Beacons are being lit around the country on Thursday 2nd June; it was agreed that BPC would not organise a beacon.
159. **Village Hall Roof Incident.**
Following an asbestos roof panel on the Village Hall roof being damaged in storm Eunice, a lone trustee was seen up a ladder attempting to rectify the situation in the best interests of the community. It was pointed out to the trustee, at the time, that the method being used was incorrect. The Chairman of the trustees was informed of the situation and confirmed that the trustee carrying out the work was doing it without knowledge of other trustees. The incident should have been reported to the Local Authority. The broken panel was sealed and double bagged before being taken to New Town Road tip, after an appointment had been made, following proper procedures for the disposal of asbestos.
160. **Correspondence.**
- 160.1 **Emergency Plan.**
It was agreed that the Clerk and Cllr. Ashbrook would consider an Emergency Plan for Bradfield.
- 160.2 **Response from Sovereign Housing.**
There has been no response from Sovereign Housing about the possibility of parking spaces being created in front of 57 to 60 Southend Road.
- 160.3 **Letter to Revd. Jules Gadsby.**
The Clerk will ensure the letter is sent prior to the Revd. Gadsby's departure.
- 160.4 **Greenfest invite – Thursday 3rd March 6.30pm at the White Hart.**
There was no one willing to attend the meeting about Greenfest in Hampstead Norreys.

160.5 Kerbside Collections.

Kerbside rubbish collections (including both grey bins and recycling) have moved to Friday throughout the parish.

160.6 Litter Picking update.

Cllr. House reported that a Bronze Duke of Edinburgh student has continued collecting litter from around the parish. This has included more than 10 empty wine and gin bottles from the copse at the end of Hungerford Lane and 50 cigarette butts from around the Village Hall.

It transpired that Cllr. Dearing was aware of a second Bronze Duke of Edinburgh student also carrying out litter collections in the parish.

It was agreed that they should both be formally thanked for their work.

161. **Finance.**

161.1 Bank Reconciliation to the 1/3/2022.

The finance report showed a balance of £8,767.02 in the Treasurers account once all cheques and lodgements have cleared. This reconciles to the current account bank statement dated the 3/2/2022 with a balance of £8,134.61. The business account statement showed a balance of £44,119.19 on the 27/1/2022.

161.2 List of payments since the last meeting.

The following payments have been made since the last meeting:

Triangle Management Limited (dog bin emptying)	£126.00
Salaries and expenses to 28/2/2022	£398.88
Bradfield Property Maintenance (defib installation)	£253.83

Payment of the Clerk's salary and Chairman's allowance for March 2022 was approved.

161.3 To consider grant applications.

It was resolved to make the following grants for FY21/22:

Newslink	£350
Bradfield Village Hall	£3,000
St. Peter's Pre-school	£400
Tutts Clump Burial Ground	£275
Bradfield PCC	£1,300
Bradfield WI	£200
Bradfield Coffee Club	£200
Standby Group	£500
John Symonds Trust	£500

It was noted that no requests for grants had been received from Bradfield Brownies, Bradfield Primary School, Bradfield Luncheon Club, the Pang Valley Flood Forum or Bradfield Cricket Club. However, BPC had assisted the Cricket Club through the year with the provision of a defibrillator at the Cricket Club for use by the whole parish and with trees.

162. **Location for the April BPC meeting.**

The April meeting will be held in St. Peter's Hall.

At the April meeting, the location for future meetings will be determined based on the situation with Covid.

163. **Round table comments.**

163.1 Line of the kerb in Rectory Road, Bradfield.

The kerb outside Bradfield College library is a sharp corner and not a rounded corner.

Given its location, when approaching from the east, the kerb appears to stick dangerously

out into the road. It was requested that the angled corner be replaced with a rounded corner.

163.2 TPOs.

Cllr. Ashbrook asked that TPOs be on the agenda for the April meeting.

163.3 Youth Shelter.

Cllr. Dearing reported that she had heard reports of someone “lurking” in the youth shelter on the Village Field. Cllr. Wyatt will remove it as soon as the ground dries out.

163.4 Councillor list update.

Cllr. House reported that he had put an updated list of councillors up on the noticeboard.

164. **The meeting concluded at 10.15pm.**

Next meeting: Tuesday 5th April 2022 at 7.30pm in St. Peter’s Church Hall.