

**Minutes of a Meeting of Bradfield Parish Council held on
Tuesday 6th July 2021 at 7.30pm in Bradfield Village Hall.**

Present: Cllr. A. House (Chairman)
Cllr. K. Dearing (Vice Chairman)
Cllr. M. Ashbrook
Cllr. R. Balsdon
Cllr. P. Henwood
Cllr. P. Isherwood
Cllr. B. Wyatt
Mrs. H. Pratt (Clerk)

There were eight members of the public in attendance.

34. **Apologies.**

Apologies of absence were received and accepted from Cllr. S. O'Reilly, Cllr. T. Wale and District Cllr. MacKinnon.

35. **Declarations of Interest.**

There were no declarations of interest in agenda items or updates to the register of interests.

36. **Public Forum.**

Christine Evans commented that she was very saddened to receive the statement from BPC withdrawing any support for the Bradfield Village Hall project; in reality it was suggested that BPC hadn't supported the project for the past six years. Bradfield Village Hall is an independent charity and trust set up with the Charity Commission. As such, they are obliged to look after the hall and the grounds. Planning permission has been granted by WBC for the new hall facility. Collectively, the committee has 86 years of experience of setting up and running community facilities, including the Bradfield Community Shop and Post Office.

The committee has been told that the Business Plan is very comprehensive, and as a result they have obtained grants from the six grant giving bodies they have applied to. The Business Plan is based on a modest 10% increase in income. It is suggested that a caretaker would be required for a maximum of 18 hours a week.

The target cost of phase 2 of the project is £2,000,000. This figure contains some contingency, and the estimated cost of internal fittings is known to be too high as some of the fittings can be reused from the existing hall.

To date, £700,000 has been raised, leaving a further £1,300,000 to be raised. Efforts over the last 18 months have been hampered by COVID, which has prevented many fund-raising activities. If the project is to stop or be changed, all the grants received would have to be offered back to the grant giving bodies and individuals.

BPC has the power to support village halls and to act on behalf of the community. Any decisions BPC takes should be for the benefit of the community. Bradfield Village Hall Committee does not understand why BPC is so opposed to the project; it is suggested that there is not sufficient evidence of local support, but there are local donors. A CIL grant has been received from WBC showing their endorsement of the project. Some grant bodies have challenged the lack of support from BPC. CBAS (the West Berkshire Community Buildings Advice Service) is fully behind the project and is looking forwards to seeing it fulfilled. Bradfield Village Hall Committee can continue with the project without the support of BPC, but it would be much easier with their support.

Cllr. House thanked Christine Evans for her comments.

A member of the public asked about whether the BPC statement to the hall committee would be put into the public domain. This was followed up that if the BPC statement is in the public domain that the hall committee should be able to publicly give a response.

37. **Minutes of meetings.**

37.1 **Meeting held on the 1st June 2021.**

The minutes of the meeting of Bradfield Parish Council (BPC) held on 1st June 2021 were agreed as an accurate reflection of the meeting and were signed by Cllr. House.

37.2 **Meeting held on Tuesday 15th June 2021.**

The minutes of the meeting of BPC held on Tuesday 15th June 2021 were agreed as a true record of the meeting and were signed by Cllr. House.

37.3 **Matters arising from the minutes.**

Cllr. Henwood was thanked for removing the signs on Southend Road thanking the NHS for their work during the pandemic.

Tony White was thanked for cutting the verges.

38. **Planning Applications**

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

38.1.1 **21/01365/HOUSE & 21/01366/LBC2 – Slade Gate Cottage, Ashampstead Road.**

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

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

38.1.2 **21/01399/LBC2 – Bradfield College.**

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

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

38.1.3 **21/01471/HOUSE – Shannonwood, Rotten Row.**

Two storey side and rear extension, single storey side extension and detached outbuilding.

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

38.1.4 **21/01300/HOUSE – Buckhold Farm.**

Single storey extension to kitchen at the rear of the house.

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

38.1.5 **21/01508/HOUSE – Mariners Cottage, Mariners Land.**

Replace two existing garden sheds and a small wooden field shelter with a single building to house miniature ponies.

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

38.1.6 **21/01592/HOUSE – Hidden Cottage, Rotten Row, Tutts Clump.**

Single storey rear extension.

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

38.2 **Planning applications taken to appeal:**

38.2.1 **20/02935/HOUSE – Applecroft, Bishops Road, Tutts Clump.**

Retrospective application for installation of up and over doors to existing car port.

BPC **objected** to this application which was **refused** by WBC. The applicant has taken the decision to appeal (APP/W0340/D/21/3273299) and it is proceeding under the 'Household Appeals Service' with no opportunity for submission of additional comments.

38.3 **Enforcement Issues:**

38.3.1 **Applecroft.**

Following the decision of the applicant to take the decision on planning application 20/02935/HOUSE to appeal, BPC awaits the outcome.

38.3.2 **Boot Farm.**

Use of the house and barn continue to be monitored.

38.3.3 **Cray Cottage.**

Following concerns raised by councillors this will be raised with WBC enforcement.

38.3.4 **Elmwood Building.**

Following planning applications being refused, the site continues to be monitored.

38.3.5 **Hewins Wood Farm.**

Various issues were raised including advertising signage, fencing and storage units. The advertising signage has been removed and the fencing lowered. It is understood that a planning application is being submitted to rectify other issues.

38.3.6 **46 South End Rd.**

The garage construction was reported to enforcement and Sovereign Housing. The construction appears to be full living accommodation with insulated floor, walls and ceiling, wet heating, plastered walls and kitchen units.

The new structure is forwards of the main dwelling by approximately 400mm and a satellite dish has been installed, both contrary to permitted development rights.

The Clerk will contact enforcement to confirm the situation.

38.3.7 **Old Travellers Rest**

Concern has been raised with WBC enforcement about possible highway encroachment and the garage/carport construction; it is not a timber construction, but cavity walls to ridge height, hipped roof rather than full gable ends, internal layout reversed, two roof lights missing, a window added overlooking the AONB, and there is a suspicion that it is significantly larger than planning was granted for. In addition, after permitted development rights were removed for further structures, a shed has been put up in the garden and a concrete base has been installed for an oil tank adjacent to the front hedge.

Planning application 21/01390/HOUSE has been submitted to rectify only some of the changes. BPC has objected to this application, which will be considered by the Eastern Area Planning Committee if the planning officer is minded to approve it.

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

The planning application for a Change of Use for dog exercise was refused, however, it has been suggested that the applicant will go ahead with the use anyway; new secure fencing has been installed around the site. BPC will continue to monitor the situation.

38.3.9 **Water Pumping Station, Cock Lane.**

The landowner contacted BPC for advice on proposals for the site and was advised to seek preapplication advice from WBC.

38.3.10 **Speedwell, Scratchface Lane.**

Demolition and landscaping of the site began before the planning conditions had been approved. Additional brick rubble was being imported to the site. WBC enforcement were advised of the situation.

38.3.11 **Stretton Close Development.**

In March, parking of contractor vehicles was contrary to planning conditions. BPC objected to a request to modify the S106 legal agreement (21/01048/MDOPO), but the grounds for objection were at variance to the modification requirement.

38.4 Planning Decisions taken by WBC:

38.4.1 **21/01273/HOUSE – The Hollies, Heath Road.**

Single-storey side extension, internal alterations, alterations to fenestration, garden room and associated works.

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

38.4.2 **21/01213/HOUSE – Evendyne, Southend Road.**

Proposed extensions to rear and side elevations and new first floor accommodation, plus new porch.

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

38.4.3 **21/00985/HOUSE – Linden House, Burnt Hill, Yattendon (Adjacent Parish).**

Single storey side extension to create granny annex.

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

38.4.4 **21/00857/HOUSE – The Village Montessori Nursery School.**

Change of Use from Nursery School (Class E) to dwelling (Class C3).

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

38.4.5 **21/00763/AGRIC – Frogmore Farm.**

Application to determine if prior approval is required for a proposed agricultural general-purpose building.

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

38.4.6 **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.

BPC **supported** this application which had been **approved** by WBC.

38.5 Planning Decisions made on appeal:

38.5.1 **20/01762/HOUSE – Heath Farm Cottage, 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 was **refused** by WBC. An appeal was lodged and the application has been **dismissed**.

38.6 Other Planning Matters.

38.6.1 **Development of land behind Ash Grove.**

The developer of the land behind Ash Grove is very willing to meet with BPC members, show them round the site and discuss their proposed plans. It was agreed that BPC would not meet the developer at the current time.

38.6.2 **Affordable housing north of Stretton Close**

As a result of BPC challenging the proposed change to the legal conditions, Westbuild, the developer invited BPC to view affordable housing, nearing completion, which they have developed in Woolhampton.

BPC members agreed to decline the invitation.

39. **Highways.**

39.1 Closure of M4 Junction 12.

The proposed roadworks closing the roundabout at junction 12 of the M4 have been delayed by a week.

39.2 Naming of Development North of Stretton Close.

WBC has consulted BPC about possible names for the new development. The developer has proposed Loyd Gardens or Poundsett Gardens. BPC proposed that the new development should be a continuation of Stretton Close. Loyd Gardens was considered to have the potential of confusion over the spelling (Loyd verses Lloyd).

39.3 SID.

WBC has installed SID on the Ashampstead Road.

40. **Environment.**

40.1 Dog Bin near Wellington Gardens.

The need for a dog bin in the vicinity of Wellington Gardens or the top of footpath BRAD 3/1 was highlighted. The Clerk will confirm the location and obtain a quote for installation of a dog bin.

41. **District Council Members Bids.**

41.1 Benches.

Three benches are scheduled to arrive on Tuesday 13th July. A WBC Members Bid will cover half of the cost of these benches. One of the benches will be installed on the cricket pitch, one will replace a bench by the river and the third will be positioned at the junction of Heath Road and Southend Road.

The Clerk will contact Bradfield College and inquire whether they would be willing to install the bench by the river.

41.2 **Defibrillators.**

A WBC Members Bid will cover half of the cost of two defibrillators. One of these will be installed at Tutts Clump and the other will be installed at the Cricket Club. Both defibrillators will be in a position where they are available 24 hours a day by using a code given out when needed as a result of calling 999.

It was agreed that BPC would retain ownership of the Cricket Club defibrillator, but that the Cricket Club would be asked to provide guardians, registered with the ambulance service to check the defibrillator on a regular basis.

42. **Correspondence.**

42.1 **Village Hall Committee.**

At the end of the comments from Christine Evans, BPC were asked to reconsider the position taken on the hall project. It was agreed that BPC is not willing to reconsider the position unless Bradfield Village Hall Committee are willing to make some changes; to date no changes have been made in response to BPC's comments. By giving this opinion, BPC believes it is representing the community. Everyone would like improved hall facilities. BPC's concerns lie around the finances of the project rather than the hall proposals.

Some of the facts the Business Plan are based on have changed and as a result the credibility of the Plan is questioned.

It was agreed that the BPC statement will be put on the BPC website (when it is in place) and a link to the statement will be put in the Facebook group.

42.2 **Information from District Cllr. Ross MacKinnon.**

Funding has been calculated for a pavement along Southend Road between Hungerford Lane and The Avenue.

District Cllr. MacKinnon has met with Vodafone who are content with the mobile phone coverage in the area. They have asked for locations where the signal is poor.

43. **Finance.**

43.1 **Bank Reconciliation to the 6/7/2021.**

The finance report showed a balance of £6,302.59 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 3/6/2021 with a balance of £7,927.19. The business account had a balance of £44,116.24 on the 27/5/2021.

43.2 **List of payments since the last meeting.**

The following cheques have written since the last meeting:

C.H. Hyde (Internal Audit)	£50.00
Andrew House	£22.00
Mrs H M Pratt (June salary)	£398.88
Andrew House	£103.00
HMRC	£22.00
Helen Pratt (50% of CiLCA registration fee)	£205.00
Andrew House (Expenses)	£93.48
Autella Payroll Services	£53.56
Mrs H M Pratt (July salary)	£398.88

44. **Round table comments.**

44.1 **Findings on the footpaths around Bradfield, Bucklebury and Stanford Dingley Parishes.**

Photographs shown indecent images have been left on footpaths in the area where Bucklebury, Stanford Dingley and Bradfield parishes meet. The situation has been reported to Thames Valley Police and there is a crime number.

44.2 Sign at the junction of Common Hill Road and Union Road.

The road sign at the above junction needs replacing after it was damaged.

44.3 Youth Shelter.

Cllr. Wyatt will remove the youth shelter. BPC pays Bradfield Village Hall committee a ground rent of £50 per year for the site.

44.4 Electricity supply in Bradfield.

Issues have occurred with the electricity supply to parts of Bradfield Village, as a result a generator is in place and part of the road is under traffic light control.

44.5 Alms Houses.

The renovations are nearing completion and a new resident will be moving in shortly.

45. The meeting concluded at 9.25pm.

Date of Next meeting:

Tuesday 3rd August 2021 at 7.30pm (Bradfield Village Hall).