Minutes of the Annual meeting of Bucklebury Parish Council Planning Committee held in The Victory Room, Bucklebury on Monday 28th July 2025 at 7pm.

1 **Present:**
Cllr. D. Southgate (Acting Chairman); Cllr. J. Allum; Cllr. B. Dickens; Cllr. G. Pask; Cllr. P. Spours; Cllr. P. Teal; Cllr. C. Willet; Cllr. T. Williams; Cllr. L. Windmill; Mrs. H. Pratt (Clerk).

2 **Apologies.**
There were apologies for absence from Cllr. Loader and Cllr. Woods.

3 **Declarations of Interest.**
Cllr. Windmill declared an interest, as a near neighbour, in application 25/00912/FUL for Appletrees.

4 **Public Session.**
No matters were raised during the public session.

5 **Annual Planning Committee meeting held on the Tuesday 27th May 2025.**
The minutes of the annual meeting held on Tuesday 27th May 2025 were agreed as a true record of the meeting and signed by Chairman.

6 **Planning applications received from WBC:**

6.1 25/00297/FUL – Staff accommodation, Bucklebury Farm Park (Amendment).
Change of use of an existing Log Cabin at Bucklebury Farm to allow a flexible use of space for farm workers dwelling, office space, meeting room, workshop, studio and nursery – class C3, E(c), E(d), E(f) and E(g).
This application has been **approved** since the agenda for this meeting was produced.

6.2 25/00912/FUL – Appletrees, Chapel Row (Amendment).
Erection of two standalone supported living units, staff facility, elevational external and internal alterations to an existing building and conversion to a self catering unit, associated with the existing care facility.
It was agreed that the original comments made by BPC still stand.

6.3 25/00999/HOUSE – Westrop Farm (Cold Ash Parish).
Retrospective application for replacement carport, and subsequent extension of carport to house new gym.
Concern was raised about the amount of glazing overlooking the National Landscape. If approved, there should be a condition that the carport and gym remain ancillary to Westrop Farm. It was noted that the Location Plan is at odds with the block plan, and shows the existing carport as being outside the domestic curtilage.
It was agreed that BPC had **no objection** to the application subject to the above comments.

6.4 25/01614/HOUSE – The Farmhouse, Westrop Farm (Cold Ash Parish).
Proposed single storey extension, new front porch, amendments to external treatment and fenestration.
It was noted that there is no mention of the trees, for which a condition was recommended in an earlier, withdrawn, application.
It was agreed that BPC has **no objection** to this application.

7 **Update from the NE Thatcham WBC Information Evening (24th July).**
The Information Evening consisted of a twenty minute presentation followed by the opportunity for comments and questions. The planning officer and District Cllr. Denise Gaines appeared relaxed about the proposed timescales.
Three different drawings were shared which all considered green space. Traffic still doesn't appear to have been considered properly. All of the maps showed the pipelines which cross the site; development was only shown to the south of the pipelines.
There are plans for public engagement sessions to take place in Upper Bucklebury and Thatcham, however the format of these sessions is still uncertain. There is consistently talk

about consultation, but not how it will actually be carried out. There was no detail of timescales for the master planning or how much progress has been made to date.
There will be a dedicated email address and website. WBC has requested initial comments by the 5th September.
Cllr. Dickens will write, on behalf of BPC thanking WBC for holding the meeting and request an early oversite of proposals for the public engagement sessions; how they will be run and what information will be imparted. There are three layers of engagement: District Councillors, town and parish councils and the general public.
It is likely that significant traffic calming will be needed through Upper Bucklebury and Chapel Row, which should be funded by the developer.
Next Spring, there needs to be a full six-week consultation on the master plan.
Cllr. Dickens, Cllr. Spours, Cllr. Southgate and Cllr. Pask will meet with Andrew Black to discuss how to move forwards.

The meeting closed at 8pm.

Date of next meetings:
Full Council: Monday 11th August 2025 at 7pm (Oak Room, The Memorial Hall, Upper Bucklebury)
Planning Committee: Tuesday 26th August 2025 at 7pm (Victory Room, Bucklebury Village).

Signature…….

Date……