

**Minutes of an Extra Ordinary Meeting of Frilsham Parish Council held on
Wednesday 2nd July 2025 at 7.30pm in Frilsham Clubroom.**

Present

Cllr. M. Allum (Chairman)

Cllr. G. Barber

Cllr. M. Goodenough

Cllr. B. Lyon

Cllr. R. Morley

Mrs. H. Pratt (Clerk)

Approximately 20 members of the public, including the agent for application 25/01224/OUT.

1 Public Session.

No matters were raised during the public session

2 To receive apologies for absence.

Apologies of absence were received and accepted from Cllr. Coxhead.

3 Declarations of Interest.

3.1 To receive declarations of interest.

Cllr. Morley is now the treasurer of the Yattendon and Frilsham PCC.

3.2 Declaration of Interest in Agenda Items.

There were no interests declared in any agenda items.

4 25/01224/OUT – Land at Beechfield Lane.

Proposed detached dwelling on land off Beechfield Lane. Matters for consideration: Access, Layout and Scale.

Members of the public raised the following points: general anger and dismay at the application for a new build in the AONB, the legal status of the land and the associated change of use, the precedent which may be set for the remainder of the field, the site is at risk of flooding, restrictions on the public footpath, the safety risk on Beechfield Lane during the construction phase, the impact on services to Frilsham residents, access to the site over Beechfield Lane (a private road owned by the residents), the invasion of privacy, and concerns over the noise and dust which the construction will cause.

Councillors raised the following points:

1. The new WBC planning policy states that new developments, outside of any settlement area must front onto the existing highway; Beechfield Lane, being a private road is not part of the highway and therefore this site does not meet this requirement.
2. There is an 11kV cable which passes under the site.
3. A Gigaclear manhole is in the middle of the access which serves other Beechfield properties.
4. The mains sewer runs along the line of the footpath.
5. Water drains down and currently sits over the footpath.
6. The line of the footpath on the plans is not that shown on the definitive footpath map.

It was unanimously agreed that FPC **objects** to this application.

If WBC is minded to approve this application, the following points need to be considered:

- Beechfield Lane is a narrow private road serving a number of houses. There should be restrictions on timings of delivery and construction vehicles. It should be noted that one delivery lorry would be likely to block the whole road,

- potentially making residents late for school, work etc.
- Safety of other Beechfield Lane residents (particularly children and the elderly) who walk and play in the lane needs to be considered.
 - Any damage to Beechfield Lane caused during construction of the dwelling must be rectified to an appropriate standard.
 - The site contains an underground 11kV power cable. Concern is raised about the rerouting of this cable and the associated disruption.
 - The footpath to the northwest of the site is often very wet in winter. Water runs down from northwest onto the footpath, through the application site and into the field. Drainage for this water needs to be considered in this application along with the surface of the footpath.

There being no further business the meeting closed at 8.00pm.

Date of next meetings:

Frilsham Parish Council: Monday 21st July 2025 at 7.30pm in the Clubroom.