Brimpton Parish Council
Minutes of the Parish Council meeting

Date:	Tuesday 2nd June 2026	Time:	7.30pm
Place:	Brimpton Village Hall		
Attending:	Mr Nick Matthews (Chairman)		
	Mr Philip Bassil (Vice-Chairman)		
	Mr Charles Brims		
	Mr John Dolphin		
	Mr John Hicks		
	Mrs Wendy Matthews		
In Attendance:	District Cllr Dominic Boeck		
	Christine McGarvie (Clerk)		
	18 members of the public		

44/26 Open Forum
No items raised

45/26 Apologies for absence
None

46/26 To receive declarations of interest relating to items on the agenda
None

47/26 Minutes of the previous meeting
The minutes of 5th May 2026 were agreed as a true and accurate record. The Chairman duly signed the minutes

48/26 **Matters arising from Minutes of previous meeting not otherwise on the agenda (including review of Action Tracker)**

Action Tracker
127.3 Thames Water have closed the case on the tankers in Brimpton Road and reinstatement of the verge as they say there is no proof that the damage was done by their vehicles and there is a plan in place for a long-term solution to the tankering. It was agreed that this item should stay on the action tracker so that the situation can be monitored next winter.

39/26 – **Review of Policies and Procedures including financial regulations, risk management and standing orders**
Clerk has carried out a review and had sent the results to all in a separate email.
The Grant policy has been updated to add a date. The Publication scheme has been updated to the current ICO template. The Clerk's contact details have been updated in all relevant polices.
The changes were accepted by the Parish Council and the documents on the website will be updated.

Action: Clerk

49/26. Planning and Development

49.1 To consider new planning applications received and provide updates on any already considered

26/00906/HOUSE – Appletree House, Brimpton Common

Erection of a detached oak-framed two bay garage with ancillary loft space above

The Parish Council resolved to respond with no objections.

26/00324/FUL – Land at Brimpton Lane and Brimpton Footpath 20 and Blacknest Lane, Brimpton Common

Change of use of land to a residential caravan site consisting of 3 pitches.

West Berkshire Council has decided that this application is materially different from the previous two applications.

Mr Brims proposed that the Parish Council should reiterate its previous objections to the change of use of site and presented a draft objection for approval.

Several residents also spoke to object to the application. There are 29 objections on the planning portal and a strong objection from AWE.

The Parish Council agreed to strongly object to the application. Clerk to submit the objection as outlined below :-

Brimpton Parish Council objected strongly to the previous application for a 1 pitch site at Blacknest Lane, Brimpton Common (Ref 23/02984/FUL) and to the 2 pitch application (Ref 24/00594/FUL) for all the reasons given at the time and shown again below.

Brimpton Parish Council objects even more strongly to this application for a 3 pitch site at Blacknest Lane.

We note that WBC refused permission for both previous applications; and that the refusal was taken to Appeal. The Appeal hearing by the independent Planning Inspector upheld WBC's decision to refuse planning permission and ruled that the site must be vacated by March 2026.

We further note that the applicants illegally occupied and developed the 1 pitch site, both during the planning process, and even after the refusal by WBC. This Intentional Unauthorised Development has caused distress to the local community and should not be tolerated.

We further note that the applicants have not met the deadline to vacate the site as ruled by the Planning Inspector. This new application for 3 pitches, having been refused permission for 1 pitch, suggests that it is simply a ploy to delay the need to vacate the site.

In any event, this application for 3 pitches is even more unacceptable to Brimpton Parish Council (for the reasons given below) than the original proposal 1 pitch site (which was anyway refused by WBC and again on Appeal).

Indeed, the application for a further 2 pitches alongside the unauthorised 1 pitch site at Blacknest Lane proves the strength of Brimpton Parish Council's original objection that any such development would "set a worrying precedent and encourage further unsuitable development in this field".

Given past performance, the applicants are likely to repeat the Intentional Unauthorised Development on the 3 pitch site, again both during the planning process and even if planning permission is refused (yet again) by WBC.

Brimpton Parish Council, therefore, urges WBC not only to refuse permission for this application but also to take immediate steps to prevent further Intentional Unauthorised Development during the planning process.

Brimpton Parish Council also urges WBC to enforce as soon as permissible the vacation of the existing unauthorised development which was due in March 2026 but has been delayed by this new application. We note that this application was submitted at the last moment thus spinning out the delay to the enforcement. As the

previous applications for 1 pitch and 2 pitches were refused, this application seems intended for no other reason than to delay the enforcement.

The detailed reasons for our strong objection remain as follows. In formulating our objection we have taken into account references to accommodation for gypsies, travellers and travelling show people in the WBC Core Strategy 2006-2026. We have concluded this is not a suitable site for such a proposal for the following reasons:

1. The WBC Local Plan designates Brimpton Parish as one of the "smaller villages with settlement boundaries - suitable only for limited infill development subject to the character and form of the settlement." This field is not in the Brimpton settlement boundary so there is a presumption against any development.
2. The field is within the DEPZ area of AWE which means there is a presumption against any new dwellings.
3. The WBC Local Plan does not require any new houses or gypsy/traveller sites in Brimpton Parish. So this proposal is unnecessary.
4. The Brimpton Village Design Statement states that "Brimpton should remain a small rural settlement…and any new houses should be in keeping with the rural environment". This proposal to put a mobile home and caravan on an agricultural field fails this test.

5. The current owners have illegally removed a field hedge and constructed a gateway where none previously existed. WBC is aware of this breach and has attempted to prevent it with a Stop Notice which has been ignored by the owners. This illegal gateway must be removed and the hedge re-instated.
The sale details show a track that entered the field by the legal gateway and zig-zagged across to provide entry to each of the plots. However, there were no precise directions or measurements and from the way several of the plots have been fenced off, it is unlikely the shown route would now be feasible for vehicles.
6. The proposal states that drainage would be achieved by soakaway and cesspit. The water table is very high in this field and these solutions are unlikely to work in the winter months. Meanwhile the main drains system for the existing houses in the area is already overloaded because of the high-water table and becomes overwhelmed during wet weather (as has happened this winter).
7. There is no access to electricity nor to a fresh water supply in the field.
8. There is no compatibility with the surrounding agricultural nature of this field. Moreover, this site would be visible from all sides, and particularly from Brimpton Lane and Blacknest Lane.
9. There are no shops, schools or health services in Brimpton Common. The nearest schools are in Brimpton village or Ashford Hill. The nearest shops are in Baughurst and health services in Tadley. Public transport to reach any of these facilities is very limited.

10. Blacknest Lane is a usually quiet country road but some drivers travel at excessive speeds, both here and on the adjoining B3051. There was a fatal accident at the junction of the B3051 and Blacknest Lane in 2022.

In summary, the proposed site is on an agricultural field which is not suitable for development for all the above reasons. If this proposal were granted, it would set a worrying precedent and encourage further unsuitable development in this field, against the agreed policies of the WBC Local Plan and the Brimpton Village Design Statement.

Action: Clerk

49.2 Medicine Festival variation of licence request

The Medicine Festival is planned for the 12th to the 17th of August. The request is to extend their existing licence to include the Wednesday 12th August from 4pm to 11pm. Activities planned for the Wednesday are live music and entertainment but should be quieter than the other days. Representatives from the Medicine Festival will attend the July Parish Council meeting to answer any questions.

They have indicated that traffic issues will be improved by adding another day as it will spread the arrivals across more than one day.

The Parish Council decided not to objection to the variation of licence request.

50/26. Parish Environment

50.1 To provide an update on the new Speed Indicator Device

A new SID has been ordered and is currently being configured by the supplier. It should be delivered within the next week.

50.2 To discuss hedges overhanging the highway

Mr Brims reported that he has received a complaint that some roads in the Parish are difficult to get through with a tractor due to overhanging hedges.

It was agreed that Mr Brims would speak to the landowners to let them know and liaise with Wasing Estate for their help with the hedge cutting if appropriate.

Action : CB

51/26. Finance

51.1 To approve payments & approve reconciliation against bank statements

The payment list in Appendix A was agreed.

52/26 To appoint a Parish Council representative on the St. Peters Almshouses committee

Sarah Cohen is now an Almshouses trustee and has said that she is willing to be the Parish Council representative.

The Parish Council agreed to appoint Sarah Cohen as the Parish Council representative on the Almshouses Committee.

53/26. Reports

53.1 District Councillor's Report **DB**

Cllr Boeck will send a monthly report via email after the meeting.

53.2 Chairman's Report **NM**

Nothing to report.

53.3 Clerk's Report

The 2025/26 accounts are now on the Parish Council website, and the audit exemption certificate has been sent to the external auditor.

West Berkshire Council have said that addresses need to be redacted from register of interests forms. Clerk will ensure this is done.

Action: Clerk

53.4 Report from Village Hall Committee **JD**

Mr Dolphin reported that there is a new regular hall booking for a fitness bootcamp class every Wednesday at 7.30pm
The Bingo night is going ahead although ticket sales have been slow.
The new kitchen is ordered and is in the process of being installed.

53.5 Report from Parish Council representative on the AWE Local Liaison Committee PB

The Environment Agency have issued their Radioactivity in food and the environment (RIFE) report . They take 10,000 samples across the area from food, milk, grass, air to monitor the levels of radioactivity. This year the result was 0 .01 millisieverts down from 0.011 millisieverts last year.
A bag of brazil nuts would contain more radiation than this so there is no cause for concern.

54/26 The next meeting will be held on 7th July 2026 at 7.30pm

Signed _____ Date _____

Appendix A

Meeting Report 2nd June 2026

Community Account

Statement balance 22/05/2026	Cashbook balance as at 22/05/2026	Cashbook balance after new payments made and income received
£6,846.42	**£6,846.42**	**£2,140.82**

Payments made since last meeting

Payment method	Payee	Details	TOTAL COST
DD	Mrs C McGarvie	Salary April	321.60
EP	Hampshire ALC	Berkshire ALC membership	145.70
EP	Claire Connell	Internal Audit report	150.00
EP	Brimpton Village Hall	Grant for kitchen	1400.00
EP	Brimpton PCC	Grant for wall repair	5000.00
TOTAL			**£7,017.30**

New items for payment

Payment method	Payee	Details	TOTAL COST
DD	Mrs C McGarvie	Salary June	321.60
DD	Barclaycard	APA refreshments	76.00
EP	Traffic technologies	SID, tablet,battery, setup (£718 VAT)	4308.00
			£4,705.60

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
28/04/2026	West Berkshire Council	Precept	£5,250.00
27/04/2028	Thames Valley Police	grant	£3,255.00
			£8,505.00

Payments not presented as of 22/05/2026

Cheque No	Payee	Details	TOTAL COST
TOTAL			

Receipts not cleared as of 22/05/2026			
Receipt date	**Payer**	**Details**	**TOTAL COST**

Savings Account balance 22/05/2026	£33,242.42

CIL	**£14.44**	**CIL spent on hall kitchen and churchyard wall**

Appendix B

Bank Reconciliation 28th May 2026

Authority name	Brimpton Parish Council		
Prepared by	Christine McGarvie	Clerk and RFO	
Date	28th May 2026		
Approved by	Nick Matthews	Chair of council	

Balance per bank statements as at 22nd May 2026		£	£
	Community Account	6,846.42	
	Saving account	33,242.42	
			40,088.84
Less any un-presented payments at 22nd May 2026			
			0.00
Add any uncleared receipts			
Net Bank balances as at 22nd May 2026			£40,088.84

CASH BOOK	
Opening balance as per cashbook 1st April 2026	5,368.21
Add: Receipts in the year	8,814.40
Less:Payments in the year	7,336.19
Closing balance as per cash book as at 22nd May 2026	£6,846.42
Opening balance savings account 1st April 2026	33,242.42
Add: Receipts in the year	£0.00
Less:Payments in the year	0
Closing balance as per cash book as at 22nd May 2026	£33,242.42
Overall closing balance	£40,088.84
diff	£0.00

Appendix C

Brimpton Parish Council Meeting - 2nd June 2026

Planning Applications for Consideration

		Comment deadline
1	**26/00906/HOUSE** – **Appletree House, Brimpton Common** Erection of a detached oak-framed two bay garage with ancillary loft space above	3rd June 2026
2	**26/00324/FUL – Land at Brimpton Lane and Brimpton Footpath 20 and Blacknest Lane, Brimpton Common** Change of use of land to a residential caravan site consisting of 3 pitches.	4th June 2026

Planning Application Decisions made

1		

Planning Applications Awaiting Decisions

1.	**26/00865/HOUSE – Martingales, Brimpton Common.** Proposed single storey side and rear extension with alterations to the existing porch and internal alterations with a new car port.	19th June deadline for determination
2.	**25/00767/OOD – 25/00799/RET** Hockford Lane erection of fencing , gate and hardstanding retrospective	Not decided. Deadline 31st July 2026 B&DBC
3.	**26/00402/FUL** – Lyra Stables, Wasing Road. Retrospective single storey extension. Change of use of building from mixed office and ancillary residential use (originally approved under 08/00426/FUL) to office use	29/4/26 deadline. Not yet decided