Brimpton Parish Council
Minutes of the Parish Council meeting

Date: Tuesday 7th May 2024 Time: 7.30pm
Place: Brimpton Village Hall
Attending: Mr John Hicks
Mr Phil Bassil
Mr Charles Brims
Mr John Dolphin
Mr Nick Matthews
Mrs Wendy Matthews

In Attendance: District Cllr Dominic Boeck
Christine McGarvie (Clerk)
25 members of the public including Andrew Perkins, Chief Executive, Wasing Estate and James Shorten, Consultant for Wasing Estate

46/24 To Elect a Chairman of the Parish Council
Mr Brims proposed that Mr Hicks be elected as Chairman for the municipal year and this was seconded by Mrs Matthews. The Council resolved unanimously that Mr Hicks should be appointed as Chairman.

47/24 To Elect a Vice-Chairman of the Parish Council
Mr. Bassil proposed that Mr Matthews be elected as Vice-Chairman for the Municipal Year and this was seconded by Mr. Dolphin. The Council resolved unanimously that Mr. Matthews be appointed as Vice-Chairman.

48/24 Apologies for absence
None

49/24 To receive declarations of interest relating to items on the agenda
None

50/24. Minutes of the previous meeting
50.1 It was unanimously agreed that the minutes of the meeting held on 2nd April 2024 were a true and accurate record. The Chairman duly signed the minutes.

50.2 Matters arising from minutes of previous meeting not otherwise on the agenda (including review of Action Tracker)

36/24.3 The school have been told that the flashing sign would be fixed by 19th April and it was working correctly but is now flashing at night again. Clerk to follow up with West Berkshire Council.

29.3/23 Memorial stone – Mr Bassil is still trying to resolve the issues with the memorial stone but the stone mason is not being very responsive.

51/24 To appoint Parish Council representatives to outside bodies

Village Hall Committee Representative– Mr. Dolphin.
Almshouses Charity – no nomination as yet.
AWE LLC representative- Mr Bassil.

52/24 To receive the results of the Wasing Estate Consultation – Andrew Perkins.

Mr Perkins explained that Wasing Estate are working with the consultant, James Shorten to write an estate plan which will outline the Estate's plans to 2050.
As part of this process, they wanted to engage with residents of Brimpton Parish and find out views on how the Estate can impact on village life. An open evening was held in the Village Hall and the School which was well attended by residents. A survey was available online by those who could not attend the event.
Mr Shorten explained that the Wasing Estate values are environmentally focussed and include improving links with the local community.

The summary of local priorities revealed by the survey included the following :-
A community hub/farm shop/café/pub.
Better parking for the School and Church.
Additional burial space.
Improved footpaths to link parts of the Parish (for example Brimpton Common to the main village).
Affordable housing for young families, downsizing options for older residents.
Allotments.
There was some discussion of concerns that more housing would only be welcome on a small scale due to the lack of amenities and increased traffic.

Mr Perkins explained that the Wasing Estate is only in the initial stages of formulating a plan and are not able to promise that any of the items raised will be viable options for the Estate. They will keep the Parish Council informed as the plan develops.

53/24 To update on D- Day commemorative event planning.

Tickets are now on sale for both the Thursday evening, Beacon Lighting event on 6th June and Saturday BBQ event. Ticket sales will close on 30th May.
The Three Rivers Community choir will be attending the picnic on Saturday 8th June. The WI will be organising a tea tent at the event.
There will be a service of thanksgiving at the Baptist Church on Sunday 9th June at 11am.

54/24 Update on planning enforcement issues in Brimpton Common between Brimpton Lane and Blacknest Lane

Joanne Watson, the new Chairman of the Brimpton Common Resident Group gave an update on the current situation.
There have been no further changes on the site and no further enforcement action by West Berkshire Council.
There are currently 47 objections to the second planning application for traveller pitches on the neighbouring plot.
The Group is preparing to object to any appeal by the applicant.
Cllr Dominic Boeck indicated that WBC Planning Enforcement is still taking advice from their legal experts and hope to serve an enforcement notice soon.

55/24 Planning and Development

24/00594/FUL – Land approximately 150 metres south of Brimpton Lane and west of Blacknest Lane.

The Parish Council confirmed its decision to object to the application and agreed to send the response as follows :-

Brimpton Parish Council objected strongly to the previous application for a 1 pitch site at Blacknest Lane, Brimpton Common (Ref 23/02984/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 2-pitch site at Blacknest Lane. We note that WBC refused permission for the 1 pitch site. 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.

The applicant is now seeking permission for a 2-pitch site which 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).

The application for a 2-pitch site alongside a 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 applicant is likely to repeat the Intentional Unauthorised Development on the 2-pitch site, again both during the planning process and even if planning permission is refused by WBC.

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

The detailed reasons for our strong objection are 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.

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.

56/24 Finance

56.1 To approve payments and approve reconciliation against bank statements

See Appendix A and B

The payments were agreed. Mr Hicks to approve the payments online.

56.2 To discuss Internal Auditor's report and review internal controls (including appointing Internal Checker)

The Parish Council considered and accepted the Internal Auditor's report. It was agreed to appoint Claire Connell as the Internal Auditor for the year and Mr. Bassil as the Internal Checker.

56.3 To approve the Annual Governance statement

The Parish Council considered the Annual Governance statements and resolved to reply Yes to statements 1 to 8 and n/a to statement 9. It was agreed that the Chairman should sign the Annual Governance Statement on behalf of the Parish Council.

56.4 To approve the end of year Statement of Accounts for 2023/24 and amended asset register

The Statement of Accounts for 2023/24 were approved and it was agreed that the Chairman should sign on behalf of the Parish Council**.**

The Asset Register was reviewed and accepted.

The CIL statement was accepted by the Parish Council. Clerk to send to West Berkshire Council.

Action: Clerk

56.5 To agree to certify as exempt from external audit

Both income and expenditure in 2023/24 were below £25k. The Parish Council agreed to declare itself exempt from external audit.

56.6 To agree the dates for the public exercise of rights

It was agreed to set the dates for the public exercise of rights as Monday 3 June – Friday 12 July 2024 the earliest possible dates as suggested by PKF Littlejohn the external auditor.

56.7 To confirm insurance on Long Term Agreement

Zurich have quoted £370.57 for this year's insurance. Clerk has added the benches and the new pedestrian gate to the insurance and this did not lead to an increase in the premium. It was unanimously agreed to accept the new quote.

57/24 Reports

57.1 District Councillor's Report

Nothing to report.

57.2 Chairman's Report

Nothing to report.

57.3 Clerk's Report

The website provider has obtained the brimpton-pc.gov.uk domain name and Clerk has asked them to move the website and emails to the new domain. They have pointed out the Parish Council should keep the old domain name for 6 months to allow emails to be forwarded from the old email address to the new one. The Clerk has requested for a price for this.

The website provider is also recommending an update to the website. The Parish Council agreed to go ahead with the upgrade at a cost of between £300 and £375, plus VAT.

57.4 Report from Village Hall Committee

The Village Hall AGM was held and there is one new trustee.

Finances are good but there are several maintenance jobs that need to be paid for.

Utilisation is at 92% which is very good.

57.5 Report from Parish Council representative on the AWE LLC

Mr Bassil reported that the LLC met last week. They were updated on the additional work that AWE is doing to provide a replacement to Trident. A new CEO, Nick Elliot, has been appointed.

The new hub building is progressing and will replace 70 buildings on the site. There are 300 buildings earmarked for demolition.

The RIFE report (Radiation in Food and Environment) has been published and shows the background radiation levels are at 0.005 millisieverts which is down from 0.008 last year and well below the 20 millisieverts limit for workplaces.

58/24 Next meeting will be held on 4th June.

Signed: …… Date:……
(Chairman)

Appendix A

Meeting Report 7th May 2024

Community Account

Statement balance 24/4/2024	Cashbook balance as at 24/4/2024	Cashbook balance after new payments made
£14,274.75	**£14,274.75**	**£13,315.40**

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
EP	DigitalHouse MD LTd	domain name brimpton-pc.gov.uk for 10 years (VAT £26)	156.00
EP	Brimpton PCC	grass cutting grant	2000.00
DD	Barclaycard	Bunting and flags for Dday	305.45
EP	West Berkshire Council	Election expense	80.00
TOTAL			**£2,541.45**

New items for payment

Cheque No	Payee	Details	TOTAL COST
EP	Mrs C McGarvie	salary May	299.00
EP	BALC	Membership	139.78
EP	Mrs C Connell	Internal Audit fee	150.00
EP	Zurich Municipal	Insurance	370.57
TOTAL			**£959.35**

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
12/04/2024	HMRC	VAT reclaim	1,037.58
			£1,037.58

Payments not presented as of 24/4/2024

Cheque No	Payee	Details	TOTAL COST
TOTAL			

Receipts not cleared as of 24/4/2024		

Receipt date	Payer	Details	TOTAL COST

Savings Account balance 24/4/2024	£32,363.31		
CIL	**£8,892.51**	**must be spent by May 2026. Brimpton Common notice-boards purchased from CIL**	another £220 for memorial stone to spend
INRG solar donation	£20,000.00		
	£28,892.51		

Appendix B

Bank Reconciliation 1st May 2024

Authority name	Brimpton Parish Council		
Prepared by	Christine McGarvie	Clerk and RFO	
Date	1st May 2024		
Approved by	John Hicks	Chair of council	

Balance per bank statements as at 24th April 2024		£	£
	Community Account	14,274.75	
	Saving account	32,363.31	
			46,638.06
Less any un-presented payments at 1st May 2024			
			0.00
Add any uncleared receipts			
Net Bank balances as at 24th April 2024			£46,638.06

CASH BOOK	
Opening balance as per cashbook 1st April 2024	15,778.62
Add: Receipts in the year	1,037.58
Less:Payments in the year	2,541.45
Closing balance as per cash book as at 24th April 2024	£14,274.75
Opening balance savings account 1st April 2024	32,363.31
Add: Receipts in the year	£0.00
Less:Payments in the year	0
Closing balance as per cash book as at 24th April 2024	£32,363.31
Overall closing balance	£46,638.06
diff	£0.00

Appendix C

Brimpton Parish Council Meeting -7th May 2024

Planning Applications for Consideration

1	**24/00594/FUL - Land Approximately 150 Metres South Of Brimpton Lane and West Of Blacknest Lane** Change of use of land to a 2 pitch Gypsy/Traveller site comprising the siting of 1 mobile home, 1 touring caravan, and 1 dayroom per pitch	Deadline 8th May

Planning Application Decisions made

1	None	

Planning Applications Awaiting Decisions

1	**23/01994/FUL – Three Horse Shoes, Brimpton Lane.** Change of use from Sui Generis(pub) to C3 dwelling house with rear extension. Installation of Solar array.	31/3/24
2	**23/02548/FUL - La Capanna (Formerly Known As The Pineapple) Little Knowl Hill Brimpton Common** Change of use to car sales (Sui Generis) with retention of living accommodation on first floor - Out of Parish in Ashford Hill Parish BDBC	17/5/24
3	**23/02583/OOD – Land adjacent to Redlands**, Little Knowl Hill, Brimpton Common. (23/02771/FUL – B&D)	15th May 24 to be decided by committee
4	**23/01699/FULMAJ – Travellers Friend, Crookham Common Road**. Demolition of existing pub and reconstruction of 18 new flats with reception facilities.	10/5/24
5	**23/00769/HOUSE – Shalford Farm House, Shalford Hill.** Extensions and alterations to existing house and outbuildings.	15th Jan 24
6	**22/00414/OOD – Land at Hockford Lane , Brimpton Common.** Consultation BDBC: Ref 24/00035/FUL - Erection of Agricultural Barn and 1 x Large pen and 3 x Small pens.	14/5/24