

Brimpton Parish Council
Minutes of the Parish Council meeting

Date: Tuesday 5th December 2023 Time: 7.30pm
Place: Brimpton Village Hall
Attending: Mr John Hicks (Chairman)
Mr Phil Bassil
Mr Charles Brims
Mr John Dolphin
Mr Nick Matthews
Mrs Wendy Matthews

In Attendance: District Cllr Boeck
Christine McGarvie (Clerk)
14 members of the public

Mr Hicks explained that planning application 23/02548/FUL -The Pineapple, change of use to car sales, was added to the agenda as a late item due to the deadline for comments being before the next meeting.

104/23 Open Forum

No items were raised under Open Forum

105/23 Apologies for absence

None

106/23 To receive declarations of interest relating to items on the agenda

None

107/23 Minutes of the previous meeting

107.1 It was unanimously agreed that the minutes of the meeting held on 7th November 2023 were a true and accurate record. The Chairman duly signed the minutes.

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

99.2 The Wasing Estate drop-in sessions were well attended. The Estate will share the outcome of these sessions with the Parish Council in due course.

101.3 Mr Bassil has ordered the Christmas lights and they will be installed in the next few days.

100.1/23 Mr Hicks has spoken to the Heritage officer at West Berkshire Council. They have suggested that a list is compiled of any assets of historic interest that are not already listed with English Heritage as a first step. Volunteers have come forward to help with this task.

78.1/23 Potholes in Brimpton Road, Brimpton. West Berkshire Council have assessed the holes as not urgent. Clerk to send some photos and point out that they are a danger to cyclists/motorcyclists.

Action: Clerk

1/23 The Thames Water tankers are back in operation and some are turning around at the top of Brimpton Road. Clerk to raise the issue with Thames Water again.

Action: Clerk

30.3/21 Cllr Boeck is continuing to seek a response from the Case Officer about the flooding near Willow Wands.

108/23 To discuss concerns regarding the closure of Aldermaston Wharf lifting bridge and resulting diversions

West Berkshire Council has agreed to install temporary signs on the A4 at the entrance to Brimpton Road to re-enforce the weight limit restriction and advising HGVs not to use the road into Brimpton as a diversion during the bridge closure

109/23. An update on arrangements for Commemorative Events for 80th Anniversary of the D-Day Landings

The new parts for the beacon have been ordered but won't be released until April/May 2024

110/23. To discuss land at back of hall

110.1 To decide whether to name the land the Jubilee Green

It was agreed to name the land the Jubilee Green.

110.2 To consider rules for the public's use of the land

The following rules were suggested by Mr. Dolphin and agreed by the Parish Council.

The Jubilee Green is separate from the Village Hall and is for the use of the parishioners of Brimpton free of charge.

Patrons of the Hall can use the Jubilee Green but would not have sole use of it.

The Jubilee Green can only be reserved for Parish social and charity events but if they require use of the car park or facilities at the Village Hall they must also hire the Village Hall.

Anyone using the Jubilee Green must take all rubbish and any dog waste away as there are no facilities for this at the Hall.

The pedestrian gates are always unlocked. The vehicle gate is locked and only opened for events.

If vehicular access to Jubilee Green is required then the Village Hall must be consulted in advance to facilitate this in conjunction with any hirer of the Village Hall.

110.3 To consider the purchase of a gate from the footpath into the land

Mr Dolphin is seeking quotes for an additional pedestrian gate and benches for the Jubilee Green. The Recreation Charity will provide a grant to pay for these items.

111/23. Parish Environment

111.1. Planning enforcement issues in Brimpton Common between Brimpton Lane and Blacknest Lane

Mr Hicks reported on the current position. The West Berkshire Planning Enforcement Officers put concrete bollards in front of the illegal entrance but these have now been removed. A padlock on one of the gates has also been removed.

A West Berkshire Enforcement Officer is monitoring the situation.

A property developer has indicated that they have purchased plots A and B and they are going to submit a planning application for two 5-bedroom houses. Mr. Hicks has reported this to planning enforcement.

Mr Hicks recommended that residents contact planning enforcement if there are any further developments on the land.

It was pointed out that records of interactions with Planning Enforcement need to be kept to prevent permission for development being given in years to come on the grounds that there was no objection previously.

112/23 Planning and Development

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

23/02555/PACOU- Little Park House. Change of use of an office building to residential

The Parish Council resolved to respond with no objections.

23/02675/HOUSE, 23/02676/LBC – Brimpton House, Church Lane. Demolition of conservatory and construction of single storey rear extension.

The Parish Council resolved to respond with no objections.

23/02583/OOD – Land adjacent to Redlands, Little Knowl Hill, Brimpton Common. (23/02771/FUL – B&D)

The Parish Council resolved to object to the application due to concerns about the safety of access on to the busy B3051, at a location that has experienced accidents in the past. There is also uncertainty as to whether permission was ever sought or given for the entrance in the proposed plans.

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

Several residents outlined their concerns about this application for change of use.

The Parish Council resolved to object to this application for the following reasons :-

- Safety concerns due to the increased traffic that use of the site for car sales will inevitably cause. We believe that the number of vehicle movements is likely to be greater than the application suggests due to potential customers stopping to view, actual customers entering and leaving the site, and new cars being brought to the site.
- Vehicles arriving and leaving the former restaurant and before that the pub, were spread over a much longer time period than would be the case with car sales.
- There is not sufficient room on the site for cars to turn around before leaving and this will mean some will be forced to reverse onto the busy B3051 near a blind bend.
- New vehicle owners will be exiting onto the B3051, where cars regularly travel above the speed limit, in cars with which they are unfamiliar and may not be fully in control. This creates a road safety issue in an area with an existing record of accidents, including a fatality.
- Customers will park outside and on the opposite side of the road as the site is already full of cars. This is already be happening.
- If cars are brought to site on transporters they will have to park on the side of the road, creating a safety hazard. This will be dangerous for other road users near the blind bend.
- The building is a thatched grade 2 listed and cars being permanently parked all around the site will be detrimental to the look of the building and may also constitute a fire risk.
- There is no other retail use in the area, and a prominent car sales depot is out of character in a largely rural area.

Mr. Hicks urged residents to submit their own responses directly to Basingstoke and Deane planning department.

The Three Horseshoes planning application has been allocated to a case officer and the deadline for a decision delayed to 4th January.

113/23. Finance

113.1 To approve payments and approve reconciliation against bank statements

See Appendix A and B

The payments were agreed.

113.2 To consider draft budget for 2024/25 and set the precept

It was agreed to add a budget line for emptying two bins if West Berkshire Council stop doing this. A sum was also added to fund refilling grit bins in Winter 2024.

Mr Hicks proposed setting a zero precept again for 2024/25 due to the high level of reserves. The proposal was seconded by Mr. Matthews. The proposal was agreed by the Parish Council.

114/23 Consultation documents requiring consideration

114.1 West Berkshire Council Review of Polling Districts and Polling Places

All agreed that the current polling place in the Village Hall is acceptable.

114.2 West Berkshire Council Budget consultation

Mr Hicks reported that the consultation includes the emptying of litter bins in parishes, reducing the frequency of cutting verges and reducing the opening hours of recycling centres. Mr Hicks to respond about the litter bin emptying on behalf of the Parish Council.

Action: JH

115/23 Reports

115.1 District Councillor’s Report

Two Executive Council Meetings have been held in the last month. The Executive are working on balancing the 2024/25 budget.

£134,000 of grant funding was awarded under the Members Bid Community Fund but there were no requests from the Aldermaston ward.

Cllr Boeck gave reassurances that the District Council is not close to bankruptcy.

115.2 Chairman’s Report

There are no plans to draw up an Emergency Plan for the Parish. However, the Clerk has been asked to update the list of emergency telephone numbers and circulate this to councillors.

Action:Clerk

115.3 Report from Village Hall Committee

Mr Dolphin reported that the Committee are seeking quotes to re-render the outside of the Village Hall.

115.4 Report from Parish Council representative on the AWE LLC

An LLC meeting was held on 9th November.

The Prospect Union are carrying out ‘work to rule’ industrial action on site.

The contract to research the replacement for Trident nuclear weapon was awarded to AWE which secures the future of the site with £15 billion of investment over 10 years. They are not anticipating a large increase in workforce as staff will be redeployed from other projects.

230 apprentices have been taken on this year.

AWE is seeking to reach net zero carbon and will therefore be looking for sites to install a solar farm within 5 miles of the site.

116/23 Next meeting will be held on Tuesday 2nd January 2024

Signed: Date:.....
(Chairman)

Appendix A

Meeting Report 5th December 2023

Community Account

Statement balance 24/11/2023	Cashbook balance as at 24/11/2023	Cashbook balance after new payments made
£18,306.29	£18,603.29	£18,304.29

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
EP	Barclaycard	Poppy Wreath	23.98
EP	Mrs C McGarvie	backpay April to Oct, 7 months	140.00
SO	Mrs C McGarvie	Clerk's salary October	279.00
TOTAL			£442.98

New items for payment

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	Clerk's salary December	299.00
TOTAL			£299.00

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
27/10/2023	Multi Trade Training	Gazebo hire	40
			£40.00

Payments not presented as of 24/11/2023

Cheque No	Payee	Details	TOTAL COST
TOTAL			

Receipts not cleared as of 24/11/2023

Receipt date	Payer	Details	TOTAL COST

Savings Account balance 24/11/2023	£32,130.84
CIL	£9,041.44
INRG solar donation	£20,000.00
	£29,041.44

must be spent by May 2026. Brimpton Common noticeboards purchased from CIL

Appendix B

Bank Reconciliation 29th November 23

Authority name	Brimpton Parish Council	
Prepared by	Christine McGarvie	Clerk and RFO
Date	31st October 2023	
Approved by	John Hicks	Chair of council

Balance per bank statements as at 24th November 2023	£	£
Community Account		18,603.29
Saving account		32,130.84
		<u>50,734.13</u>

Less any un-presented payments at 24th November 2023

0.00

Add any uncleared receipts

Net Bank balances as at 24th November 2023		<u>£50,734.13</u>
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CASH BOOK

Opening balance as per cashbook 1st April 2023	26,886.16
Add: Receipts in the year	2,362.26
Less: Payments in the year	<u>10,645.13</u>
Closing balance as per cash book as at 24th November 2023	<u>£18,603.29</u>

Opening balance savings account 1st April 2023	31,978.31
Add: Receipts in the year	£152.53
Less: Payments in the year	<u>0</u>
Closing balance as per cash book as at 24th November 2023	<u>£32,130.84</u>

Overall closing balance	<u>£50,734.13</u>
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diff	£0.00
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Appendix C

Brimpton Parish Council Meeting -5th December 2023

Planning Applications for Consideration

1	23/02583/OOD – Land adjacent to Redlands , Little Knowl Hill, Brimpton Common. (23/02771/FUL – B&D)	6 th December 23
2	23/02555/PACOU- Little Park House. Change of use of an office building to residential	1 st December 23
3	23/02675/HOUSE, 23/02676/LBC – Brimpton House , Church Lane. Demolition of conservatory and construction of single storey rear extension.	18 th December 23
4	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	

Planning Application Decisions made

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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.	30 th Oct 23
2	23/01699/FULMAJ – Travellers Friend, Crookham Common Road. Demolition of existing pub and reconstruction of 18 new flats with reception facilities.	1 st Dec 23
3	23/00769/HOUSE – Shalford Farm House, Shalford Hill. Extensions and alterations to existing house and outbuildings.	4 th August 23