

**Brimpton Parish Council**  
**Minutes of the Parish Council meeting**

Date: Tuesday 6<sup>th</sup> February 2024      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: Christine McGarvie (Clerk)  
                      36 members of the public

**13/24 Open Forum**

No items raised.

**14/24 Apologies for absence**

None

**15/24 To receive declarations of interest relating to items on the agenda**

Mr Dolphin stated that he owns land in Hockford Lane near to the land which is the subject of planning application 22/000058/OOD to be discussed in Item 9 of the agenda.

**16/24 Minutes of the previous meeting**

16.1 It was unanimously agreed that the minutes of the meeting held on 2<sup>nd</sup> January 2024 were a true and accurate record. The Chairman duly signed the minutes.

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

6.2/24 The new benches for the Jubilee Green have been delivered.

100.1/23 Local Register of Historic Assets – It was agreed that this would not be pursued as there are no assets in the Parish which are not already listed with English Heritage or on West Berkshire Council's Heritage Register.

53.3/23 Wasing Estate have agreed to speak to the Solar company regarding their failure to meet planning conditions and provide adequate screening.

29.3/23 Mr Bassil was asked to schedule a date for the Queen's memorial stone to be installed.

1/23 Thames Water have said that the gate into the site on Brimpton Road has been replaced and they are waiting for some materials to be delivered so they can reinstate the verge. It was agreed to try to arrange another site meeting with Thames Water to discuss the long term solution to address the need for tankers to be used at all.

56.1/22 – The SID will be returned to the Parish this week.

## **17/24. An update on arrangements for Commemorative Events for 80th Anniversary of the D-Day Landings**

The working group will meet again soon to discuss arrangements.

## **18/24 Jubilee Green**

### **18.1 To consider any quotes for levelling the ground.**

No written quotes have been received. This item was therefore deferred to the March meeting.

### **18.2 To consider two quotes for pedestrian gate.**

Two quotes have been obtained for an additional pedestrian gate in the fencing around the Jubilee Green.

Wasing Estate has indicated that it has no objections to the posts being installed using postcrete. The Parish Council resolved by four votes to nil with two abstentions to accept the cheaper quote from RC Saunders. Clerk to arrange for the work to be carried out.

**Action: Clerk**

## **19/24. To consider moving the Parish Council website and email addresses to .gov.uk address**

The current website address ends org.uk, which is incorrect for a local government body. The website provider has quoted £75 to move the website and emails to a gov.uk address. The price of the domain would also increase to £120 plus VAT for two years. It is currently £25 plus VAT for two years.

It was agreed to proceed with the move to a .gov.uk domain name.

Clerk to complete the necessary forms and ask the website provider to make the changes needed.

**Action: Clerk**

The website provider has also indicated that the website will need to be moved to Joomla5 format in the future. Clerk has requested a price for this work.

## **20/24 Parish Environment**

### **20.1 Update on planning enforcement issues in Brimpton Common between Brimpton Lane and Blacknest Lane**

Mr Hicks has contacted the Planning Enforcement Officer today about the attempts to open a third entrance into the land. There hasn't been a response yet. A resident indicated that they had also raised a planning enforcement case about the additional unauthorised entrance.

It was agreed that Mr. Hicks would write to West Berkshire Council to urge them to take action and also raise it with Cllr Boeck again.

It was agreed that Mr Brims should contact Nigel Lynn, Chief Executive West Berkshire Council to make him aware of the issue and ask for preventative action to be taken.

A resident pointed out that the land has not be registered with Land Registry yet.

## **21/24 Planning and Development**

### **23/02984/FUL-Land 150 metres south of Brimpton Lane and West of Blacknest Lane**

Change of use of land to Gypsy/Traveller site comprising the siting of 1 mobile home and 1 touring caravan plus 1 dayroom

Mr Hicks asked if the applicant was present and wished to speak in support of the application but the applicant was not present.

The Chairman of the Brimpton Common Resident's Group spoke and outlined their reasons for objecting to the application. A full letter of objection prepared on the group's behalf, by a planning consultant has been submitted to West Berkshire Council.

Mr Brims proposed that the Parish Council should strongly object to the application, this was seconded by Mr. Matthews and all voted in favour.

Clerk to submit the following objection to West Berkshire Council planning department :-

Brimpton Parish Council objects strongly to this application. 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.

Mr Hicks explained that due to the high number of resident objections the application will probably be decided by the Planning Committee and not by the Case Officer under delegated authority.

**24/00058/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.

The Parish Council resolved to object to this application as the road is not suitable for any increase in traffic which this development would cause. The building is too large and out of keeping with the area. It should also be noted that there is already an illegal entrance from the highway onto the land.

**23/02654/PIP** – Land East of Old Thatch, Crookham Common Road. Brimpton. Application for permission in principle, change of paddock to residential curtilage and erection of single-family dwelling.

The Parish Council resolved to object to this application as it is outside of the settlement boundary and there is concern about an additional entrance on to the busy Crookham Common Road.

## **22/24. Finance**

### **22.1 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.

### **22.2 Internal checker report**

Mr Bassil reported that he had carried out checks on the cashbook spreadsheet against the paper documentation and everything is in order.

### **22.3 To consider grant request from Tadley Citizens Advice**

Clerk received a letter from Tadley Citizens Advice requesting a grant for an unspecified amount. The Parish Council agreed to grant £150 in April and for this to be paid via the Good Exchange so that it will be match funded.

**Action: Clerk**

## **23/24 Reports**

### **23.1 District Councillor's Report**

Cllr Boeck has sent a report via email covering November, December and January.

**23.2 Chairman’s Report**

Nothing to report.

**23.3 Clerk’s Report**

Nothing to report

**23.4 Report from Village Hall Committee**

Mr Dolphin reported that it is proving difficult to get quotes to have the outside of the hall re-rendered.

Bookings are increasing and there have been a number of new bookings for birthday parties.

**23.5 Report from Parish Council representative on the AWE LLC**

Nothing new to report.

**24/24 It was agreed that the next meeting will be held on Tuesday 5<sup>th</sup> March 2024**

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

Appendix A

Meeting Report 6th February 2024

**Community Account**

Statement balance 24/1/2024	Cashbook balance as at 24/1/2024	Cashbook balance after new payments made
£17,545.23	£17,545.23	£15,999.78

**Payments made since last meeting**

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	Clerk's salary January	299.00
EP	Digital House MD Ltd	Website SSL certificate (VAT £15)	90.00
EP	Mr P Bassil	Christmas Lights	94.22
EP	The Fuel Allotment Charity	Grant for insurance	175.84
<b>TOTAL</b>			<b>£659.06</b>

**New items for payment**

Cheque No	Payee	Details	TOTAL COST
EP	Brimpton Village Hall	6 months hall hire	100.00
EP	Mrs C McGarvie	February salary	299.00
EP	Mrs C McGarvie	Black Printer ink (50%)	22.97
EP	Seated Furniture Ltd	2 x benches for Jubilee Green (VAT £187.25)	1123.48
<b>TOTAL</b>			<b>£1,545.45</b>

**Receipts since last meeting date**

Receipt Date	Payer	Details	TOTAL AMOUNT
			£0.00

**Payments not presented as of 24/1/2024**

Cheque No	Payee	Details	TOTAL COST
<b>TOTAL</b>			

**Receipts not cleared as of 24/1/2024**

Receipt date	Payer	Details	TOTAL COST



Appendix C

Brimpton Parish Council Meeting -6<sup>th</sup> February 2024

Planning Applications for Consideration

1	<b>23/02984/FUL-Land 150 metres south of Brimpton Lane and West of Blacknest Lane</b> Change of use of land to Gypsy/Traveller site comprising the siting of 1 mobile home and 1 touring caravan plus 1 dayroom	Deadline 24thJan. Extension given.
2	<b>22/00058/OOD – Land at Hockford Lane , Brimpton Common.</b> Consultation BDBC: Ref 24/00035/FUL - Erection of Agricultural Barn and 1 x Large pen and 3 x Small pens.	1/2/24 deadline consultation. 7/3/24 determination deadline
3	<b>23/02654/PIP – Land East of Old Thatch, Crookham common road. Brimpton..</b> Application for permission in principle , change of paddock to residential curtilage and erection of single family dwelling.	12/2/24 deadline

Planning Application Decisions made

1	<b>23/02555/PACOU- Little Park House.</b> Change of use of an office building to residential	Permission not required
2	<b>23/02675/HOUSE, 23/02676/LBC – Brimpton House, Church Lane.</b> Demolition of conservatory and construction of single storey rear extension.	Approved

Planning Applications Awaiting Decisions

1	<b>23/02776/HOUSE – Audley House, Brimpton Common.</b> Proposed removal of existing porch and replacement with oak frame	1/2/24
2	<b>23/02559/FUL – Oaktree Farm, Brimpton Common.</b> Erection of replacement barn	16/2/24
3	<b>23/02759/FUL - Oaktree Farm, Brimpton Common Erection of residential annex including change of use from Equestrian to residential</b>	14/3/24
1	<b>23/02548/FUL - La Capanna (Formerly Known As The Pineapple) Little Knowl Hill Brimpton Common</b> Change of use to car sales (Sui Generis) with retention of living accommodation on first floor - Out of Parish in Ashford Hill Parish BDBC	8/3/24
2	<b>23/02583/OOD – Land adjacent to Redlands, Little Knowl Hill, Brimpton Common.</b> (23/02771/FUL – B&D)	5 <sup>th</sup> Jan 24
5	<b>23/01994/FUL – Three Horse Shoes, Brimpton Lane.</b> Change of use from Sui Generis(pub) to C3 dwelling house with rear extension. Installation of Solar array.	24th Jan 24 (new date)
6	<b>23/01699/FULMAJ – Travellers Friend, Crookham Common Road.</b> Demolition of existing pub and reconstruction of 18 new flats with reception facilities.	9 Feb 24 (new date)
7	<b>23/00769/HOUSE – Shalford Farm House, Shalford Hill.</b> Extensions and alterations to existing house and outbuildings.	15 <sup>th</sup> Jan 24 (new date)