

**Brimpton Parish Council**

Minutes of the Meeting of the Parish Council			
Date:	Tuesday 3 <sup>rd</sup> March 2020	Time:	7.30pm
Place:	Brimpton Village Hall		
Present:	Mr John Hicks (Chairman)	Mr Charles Brims	
	Mrs Mary Cowdery	Mr John Dolphin	
	Mr Phil Bassil	Mr Peter Main	
In Attendance:	Christine McGarvie (Clerk) 27 members of the public including Andrew Perkins, Chief Executive of Wasing Estate.		
			Action
12/20	Apologies for absence Cllr Dominic Boeck gave his apologies as he was attending a West Berkshire Council meeting to consider the council’s financial plans for the coming year.		
13/20	To receive declarations of interest relating to items on the agenda None received.		
14/20	Minutes of the previous meeting		
14.1	It was unanimously agreed that the Minutes of the meeting held 7 <sup>th</sup> January 2020 were a true and accurate record. The February meeting was cancelled due to lack of business. The Minutes were signed by the Chairman.		
14.2	Matters arising from the Minutes not otherwise on the agenda, including review of action tracker: 99/18 Speeding: Mr Dolphin reported that volunteers will be contacted over the next month to arrange monitoring sessions in the 40mph zones of the village.  130/19 Mrs Cowdery reported that the requested improvements to footpath signage on Footpath 12 have been installed.  77/19 Mr Hicks has contacted Wiser Energy regarding the maintenance of the trees/shrubs once they have been replanted but no response was received. Clerk to continue to track this issue.		JD      Clerk
15/20	Parish Plan: To provide updates on the recommended actions from the Parish Plan  The recommended actions from the Parish Plan are continuing to be progressed and the latest updates will be put on the website. All immediate actions have been completed apart from the website biography for District Councillor Boeck.		
16/20	Wasing Estate Medicine Festival Mr Perkins gave a brief overview of the Medicine Festival to be held at Wasing Park over the August Bank Holiday weekend. The Parish Council did not object to the licence application.  The festival will take place on Wasing’s land but a separate company will be organising and running the festival.  There will be an open evening in April to allow residents to find out more about the festival and speak to the organisers. They expect 1500 to 2000 people to attend the festival and more details can be found on their website at <a href="http://www.medicinefestival.com">www.medicinefestival.com</a> . It is a family event and no alcohol will be sold on site. There will be a dedicated phone number which will be available 24 hours a day for the duration of the event so that any issues can be reported and dealt with. Most		

	activities will finish at midnight but there will be one tent which will be open later. This late night tent will be surrounded by hemp bails to reduce the noise.	
17/20	<b>Parish Environment</b>	
17.1	<p><b>To discuss Able Bridge and highways improvements</b></p> <p>Mr. Bassil, Mrs Cowdery and the Clerk have arranged to meet with two representatives from West Berkshire Highways department on 12<sup>th</sup> March at 10.30am on site to discuss possible improvements to this stretch of road.</p>	
18/20	<b>Planning and Development</b>	
18.1	<p><b>To consider new planning applications and provide updates on any already considered. See appendix C below.</b></p> <p><b>20/00263/HOUSE – Thornton House</b>, Brimpton Lane. Proposed front boundary fence and landscaping, gates and piers It was resolved that the Parish Council should object to this application due to concerns about safety when the gates are closed, as it could lead to large vehicles reversing on to this busy stretch of road. The Parish Council would like the Highways Department to be consulted.</p> <p><b>20/00414/FUL – Blacknest Bungalow</b>, Brimpton Common. Alterations and extension to existing bungalow to create a 2-storey house The Parish Council resolved to respond with no objections.</p> <p><b>20/00416/PACOU – Hyde End Farm, Hyde End Lane.</b> Prior notification of proposed change of use of agricultural buildings to 5 dwelling houses The Chairman invited a member of the public to speak on this application and represent the views of residents of Hyde End Lane. There is concern that this development will lead to an increase in traffic on a single-track lane which is a private road, bridleway and footpath. There is also a lack of evidence that the building would not need substantial building works in order to convert it to houses. Although the Parish Council have not been invited to comment, as there is no statutory requirement for consultation on this type of application, it was agreed that the Clerk should raise these concerns with West Berkshire's planning department.</p>	Clerk
18.2	<p><b>Pre-application discussion with Wasing Estate on amended proposals for the development at Shalford Farm</b></p> <p>Mr Perkins was invited to provide an overview of the new plans for the development of Shalford Farm. West Berkshire Council's planning committee rejected the previous application for Shalford Farm and the Wasing Estate has therefore revised the plans.</p> <p>The new plans include a Dutch Barn which is 1.5m lower than the previous application and another building has been removed from the plan.</p> <p>The proposal includes a restaurant with 70 covers, to be open 5 days a week for lunch and dinner focussing on fermented food.</p> <p>A large field near to the proposed restaurant would be converted to a vegetable garden to provide produce for the restaurant.</p> <p>A smaller estate farm shop is proposed, selling produce from the vegetable field and meat from the organic farm. It is hoped that the majority of the produce sold in the shop would be from Wasing estate.</p> <p>The plan includes conversion of the existing piggery into 7 bedrooms and an additional 7 bedrooms on the second floor of the Dutch Barn. These bedrooms would be primarily to support the wedding business.</p>	

	<p>A cooking school and bakery are also planned to support the weddings, corporate events and other ad-hoc events. Parking has been increased to 63 spaces and the travel plan includes an electric shuttle bus to get staff to the site.</p> <p>Concerns were raised about possible light pollution from the site, insufficient parking spaces and the increased traffic on the roads into the site.</p> <p>Mr Bassil suggested that Wasing Estate might consider increasing the number of passing places on Back Lane to alleviate some traffic issues.</p>	
18.3	<p><b>To consider response to the West Berkshire Settlement hierarchy, Settlement boundary and Housing &amp; Economic Land Availability (HELAA) sites</b></p> <p>West Berkshire Council is reviewing its Local Plan to cover the period up to 2036. As part of this review they are seeking input on the Settlement Hierarchy, Settlement Boundary and the Housing and Economic Land Availability Assessment (HELAA), which includes all the sites submitted for potential development by landowners. Mr. Brims attended a briefing session on 10<sup>th</sup> February and has prepared draft responses which were discussed by the Parish Council.</p> <p>The Settlement Hierarchy Questionnaire was discussed and Mrs Cowdery made some suggestions for other local employers that should be listed. Mrs Cowdery to send these suggestions to Mr. Brims to be added to the questionnaire as appropriate. The questionnaire response will then be sent to West Berkshire Council.</p> <p>The response to the Settlement Boundary Review was discussed and it was agreed that there was not enough time to propose any changes to the boundary before the deadline of 27<sup>th</sup> March, as residents would need to be consulted. It was agreed that a working group of up to 6 people should be set up to discuss possible changes to the Settlement Boundary. Mr. Hicks to ask for volunteers from residents using the email mailing list. The draft response prepared by Mr. Brims was agreed with no changes.</p> <p>Three sites (BRIM1, BRIM2 and BRIM3) have been put forward by landowners in Brimpton for consideration in the HELAA. Site BRIM3 has already been categorised by West Berkshire Councils as 'not developable in the next 15 years'. Sites BRIM1 and BRIM2 for a development of 163 houses are considered unsuitable as they are outside of the settlement boundary and unsustainable according to the settlement hierarchy which rates Brimpton as one of the 'smaller villages with settlement boundaries – suitable for limited infill development'. The Parish Council agreed that the draft HELAA response presented by Mr. Brims should be sent to West Berkshire Council.</p>	
19/20	<p><b>Consultation documents requiring consideration</b></p> <p>None</p>	
20/20	<p><b>Finance</b></p>	
20.1	<p><b>To approve payments and reconciliation against bank statements.</b></p> <p>See Appendix A below. It was unanimously agreed to approve the payments for March, Clerk to process. The bank reconciliation was checked and signed by Mr. Hicks.</p>	Clerk
20.2	<p><b>Grant request from Brimpton Common Fuel Allotment Trust</b></p> <p>The grant request for £60 for grass cutting at the Brimpton Common Fuel Allotment was approved. The grant request for £90 for public liability insurance was deferred until the charity has a setup its new bank account.</p>	
21/20	<p><b>Reports</b></p>	

21.1	<b>District Councillor's Report</b> Not present.	Clerk
21.2	<b>Clerk's Report</b> Clerk will attend the West Berkshire District Parish Conference on 12 <sup>th</sup> March and will report back to the Council. The theme is West Berkshire's Environmental strategy. Clerk will attend webinar training course 'Making word and pdf documents accessible' on 11 <sup>th</sup> March.	
21.3	<b>Report from Village Hall Committee</b> The Village Hall lost 10 roof tiles during the recent storms so the committee are arranging for these to be replaced. The damaged hedge will be addressed in Spring. A Soup morning was held at the hall. It was well attended and raised funds for the Village Hall.	
21.4	<b>Report from Parish Council representatives on outside bodies</b> <b>AWE</b> The next AWE LLC meeting will be on 18th March. The Government has announced the replacement warhead programme and the continued use of the Trident nuclear deterrent. This is good news for the future of AWE.  <b>Recreation Ground</b> - Mr Brims reported that the Brimpton Recreation Ground would be placed on the open market by the end of March. If the Trustees receive an offer that they consider to be acceptable, a public meeting will be called and residents invited to give their opinions. Any sale can only take place with the support of parishioners and the land must be sold for a true market value, due to Charity Commission regulations. The proceeds of any sale would go towards finding another piece of land in a more central location or if this is not possible the money will be put on deposit to benefit local residents.	
22/20	<b>Public Forum</b> 22.1 A member of the public reported that the installation of the SSE high capacity electricity cable from Thatcham to Ashford Hill is likely to start in September.	
23/20	<b>Date of Next Meeting :</b> <b>7<sup>th</sup> April 2020 at 7.30pm</b>	
	Meeting closed at 9.25pm	

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

## Appendix A

Meeting Report 3rd March 2020

### Community Account

Statement balance 24/2/2020	Cashbook balance as at 26/2/2020	Cashbook balance after new payments made
£28,576.34	£28,576.34	£28,142.04

### Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	January salary	232.80
100449	Royal British Legion	donation	20.00
100450	Willis and Ainsworth	Grit bin refill	200.16
			<b>£452.96</b>

### New items for payment

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	February salary	232.80
100451	Mrs C McGarvie	Home working allowance and ink	75.52
100452	Digital House MD Limited	website security update	90.00
DD	Barclaycard	Laptop battery	35.98
<b>TOTAL</b>			<b>£434.30</b>

### Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
			<b>£0.00</b>

### Payments not presented as of 24/2/2020

Cheque No	Payee	Details	TOTAL COST
<b>TOTAL</b>			<b>£0.00</b>

### Receipts not cleared as of 24/12/2020

Receipt date	Payer	Details	TOTAL COST
			<b>£0.00</b>

<b>Savings Account balance 24/2/2020</b>	£31,879.68
Brimpton story/BPRA	£1,386.18
CIL	£806.40
INRG solar donation	£20,000.00
	<b>£22,192.58</b>

Defib paid for  
received 27/10/2016 16/00416 -  
£2000 spent on school hall

## Appendix B

### Bank Reconciliation 26th February 2020

<b>Authority name</b>	Brimpton Parish Council	
<b>Prepared by</b>	Christine McGarvie	Clerk and RFO
<b>Date</b>	26th February	
<b>Approved by</b>	John Hicks	Chair of council

Balance per bank statements as at 24th February 2020	£	£
Community Account	28,576.34	
Saving account	31,879.68	
		<u>60,456.02</u>

Less any un-presented payments at 24th February 2020

Add any uncleared receipts

Net Bank balances as at 24th February 2020	<u>£60,456.02</u>
--	-------------------

#### CASH BOOK

Opening balance as per cashbook 1st April 2019	24,107.65
Add: Receipts in the year	15,509.18
Less: Payments in the year	<u>11,040.49</u>
Closing balance as per cash book as at 26th February 2020	<u>£28,576.34</u>

Opening balance savings account 1st April 2019	31,832.04
Add: Receipts in the year	£47.64
Less: Payments in the year	<u>0</u>
Closing balance as per cash book as at 26th February 2020	<u>£31,879.68</u>

Overall closing balance	<u>£60,456.02</u>
-------------------------	-------------------

diff	£0.00
------	-------

## Appendix C

### Planning Applications for Consideration

1	<b>20/00263/HOUSE – Thornton House, Brimpton Lane.</b> Proposed front boundary fence and landscaping, gates and piers	Deadline 26 <sup>th</sup> Feb but extension granted
2	<b>20/00265/HOUSE – Blacknest Bungalow, Brimpton Common.</b> Alterations and extension to existing bungalow to create a 2-storey house	Deadline 26 <sup>th</sup> Feb but extension granted
3	<b>20/00416/PACOU – Hyde End Farm, Hyde End Lane.</b> Prior notification of proposed change of use of agricultural buildings to 5 dwelling houses	Information only, no requirement to comment.

### Planning Application Decisions made

1	<b>19/03130/HOUSE – Elmet Cottage, Church Lane.</b> Demolition of existing conservatory, alterations and erection of a part two storey part single storey rear extension	Approved
2	<b>19/03082/HOUSE – Old Post Office, Brimpton Lane</b> Erection of oak framed and oak clad barn/store and replacement re-siting of oil storage tank	Approved

### Planning Applications Awaiting Decisions

1	<b>19/03155/FULD – Wasing Cottage, Wasing Road.</b> Demolition of existing dwelling and proposed replacement	Deadline 18 <sup>th</sup> Feb
2	<b>APP/W0340/W/19/3237503</b> - Planning Appeal in relation to 18/02635/COMIND at Shalford Farm	Due 21 <sup>st</sup> April 2020