

Brimpton Parish Council
Minutes of the Parish Council meeting

Date: Tuesday 3rd October 2023 Time: 7.30pm
Place: Brimpton Village Hall
Attending: Mr John Hicks (Chairman)
 Mr Phil Bassil
 Mr John Dolphin
 Mr Nick Matthews
 Mrs Wendy Matthews

In Attendance: Christine McGarvie (Clerk)
 13 members of the public

78/23 Open Forum

78.1 A resident raised a concern about holes in the road at the crossroads in Brimpton Common on Brimpton Road. Clerk to report to West Berkshire Council.

Action: Clerk

79/23. Apologies for absence

Mr. Charles Brims and District Cllr Dominic Boeck gave their apologies before the meeting.

80/23 To receive declarations of interest relating to items on the agenda

Mr Matthews and Mrs Matthews declared that they are near neighbours of the Three Horseshoes which is the subject of a planning application on the agenda.

81/23 Minutes of the previous meeting

81.1 It was unanimously agreed that the minutes of the meeting held on 5th September 2023 were a true and accurate record. The Chairman duly signed the minutes.

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

64.2/23 Mr Hicks reported there is as yet no date for a meeting with the school governors to discuss ongoing parking issues around the school.

53.3/23 Wasing Solar Farm - It was agreed that as there has been no response from the company regarding the failure to provide adequate screening, the Clerk should raise a case with planning enforcement and inform the company that this has been done.

Action: Clerk

1/23 Thames Water have promised an update on 10th October regarding the damaged verge in Brimpton Road.

133.2/23 Mr Dolphin reported that a contractor is going to quote for levelling the ground at the back of the hall.

129.1/22 Wasing Estate have promised an update before the next meeting on the proposal to move footpath BRIM9/2.

30.3/21 Willow Wands flooding. Clerk to ask Cllr Boeck if any update has been provided by WBC officers.

83/23 – To consider purchasing a new poppy wreath for Remembrance Day

The Parish Council agreed to purchase a poppy wreath for a maximum price of £25. Clerk to order.

Action: Clerk

84/23 An update on arrangements for Commemorative Events for 80th Anniversary of the D-Day Landings

84.1. To consider purchase of a new collar for the Brimpton beacon

The Parish Council agreed to purchase a new collar for the beacon at a price of £235 plus VAT. Mr Matthews will order and liaise with Clerk regarding payment.

Action: NM/Clerk

As it is understood there will not be a commemorative service at St Peter's church on Sunday 9th June, the Baptist Church have offered to hold a service for the community.

85/23. Parish Environment

85.1 To provide an update on the use of the SID in the Parish

The SID is currently in Aldermaston.

85.2. Sale of land in Brimpton Common between Brimpton Lane and Blacknest Lane

The field between Brimpton Lane and Blacknest Lane in Brimpton Common is being sold as 11 separate plots. Nearby residents were told at very short notice there would be an auction on 21st September. Three plots were bought in advance and four plots were not sold.

The land is currently Grad 5 agricultural land. A company, Strat Farm Land Limited, are selling off the plots although they have yet to finalise their purchase of the field.

Concern was raised about the footpath that runs along the edge of the plots and is prone to flooding.

An access road is shown on the plan and this would seem to run alongside the existing footpath.

A resident pointed out that planning permission for houses is unlikely to be given as the land is in open countryside.

It was agreed that the Parish Council would approach Strat Farm Land Ltd and ask them if the access road could be moved away from the existing footpath.

The Parish Council will contact West Berkshire Council planning enforcement to make them aware of the land.

85.3 To report on the Berkshire Local Nature Recovery Strategy Webinar

Mrs Matthews attended the webinar and gave a report on what was discussed.

Local Nature Recovery Strategies (LNRSs) are spatial strategies to recover nature across England.

The Royal Borough of Windsor and Maidenhead are the responsible authority for the Berkshire LNRS which covers Bracknell, Reading, Slough, West Berkshire and Wokingham.

Each LNRS will map areas of current particular importance for biodiversity, and work with partners from many groups, from landowners to businesses, to eNGOs (environmental non-governmental organisation), and the public. Priorities for nature recovery will be agreed and these will be used to create a local habitat map.

There will be a number of consultations and then they aim to produce the habitat maps in Summer 2024. It seems that most of the work will be related to towns so may not be relevant to this Parish.

86/23. To discuss Parish Council representation on Almshouses Trust Charity Committee

The Parish Council representative on the Almshouses charity committee has resigned. Under the Almshouses' articles of governance, the Parish Council can nominate two representatives, although in recent years there has only been one. Mr Hicks will liaise with the Chairman of the Almshouses trustees to determine how to move forward.

87/23. Planning and Development

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

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.

The applicant gave an overview of his plans for the site.

The Parish Council agreed to support the application for the following reasons :-

Whilst the loss of the Three Horse Shoes as a community facility is regretted, over the past decade regular use has dwindled and there are no large-scale developments planned in this parish which would potentially increase footfall.

Since the last licence holder left in June 2021, it has become clear there is no interest in buying the premises for use as a pub or as a restaurant. We are aware of several viewings for possible commercial use but the lack of a regular customer base, coupled with the need for significant investment, has deterred anyone from buying the premises with a commercial use in mind. A proposed community buy-out did not materialise for similar reasons.

There are alternative pubs in the surrounding communities of Aldermaston, Midgham and Woolhampton. For most residents these pubs require access by car, but this was also the case in Brimpton where many residents lived outside walking distance to the Three Horse Shoes or could not walk there because of a lack of footpaths.

In view of the damage whilst it has been empty, the Parish Council is anxious for the building to be occupied and seeing no opportunity to reopen the premises as a pub or other commercial use, we therefore support a change from Sui Generis to residential use.

The Parish Council also supports the proposed changes to the building to make it habitable by the new owner and his family and has no objections to the installation of Solar Array.

23/01699/FULMAJ – Travellers Friend, Crookham Common Road. Demolition of existing pub and reconstruction of 18 new flats with reception facilities.

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

- The site was originally given permission for C2 use. There is no explanation why the applicant now wishes to change this to C3, which would allow the property to be used for any residential use, not just the current stated use for young people with autism and learning difficulties.
- There is a shop in the plans but it appears that this will not be able to be accessed by the public.
- The building design is not suitable for the locality. The proposed building is out of keeping with the existing street scene.

The Parish Council also noted inaccuracies in references to facilities in Brimpton in the Design & Access Statement. Specifically, the pub has been closed since 2021 and there are no shops in the village as the application suggests.

88/23 Finance

88.1 To approve payments and approve reconciliation against bank statements

The payments and bank reconciliation were approved.

See Appendix A and B

88.2 To consider grant request from Newbury Weekly News for the Christmas parcel appeal

The Parish Council agreed to grant £100 to the Christmas parcel appeal. This will be paid via the Good Exchange so that it will be doubled by Greenham Trust.

Action: Clerk

89/23 Consultation documents requiring consideration

West Berkshire Rights of Way Improvement Plan (ROWIP) consultation. The Parish Council agreed it had nothing to add to the Plan and therefore not to comment.

90/23. Reports

90.1 District Councillor's Report

There was no report as Councillor Boeck was absent.

90.2 Chairman's Report

The Chairman and other councillors attended a joint meeting of neighbouring parish councils and Thames Valley Police in Padworth on 29th September. Whilst the local team were helpful, the lack of any senior representative was regrettable. The key message was that any issues should be reported via the website as 101 is not answered quickly.

90.3 Clerk's report

Budget planning will need to start at the next meeting.

Councillors should let the Clerk know if there is any new spending they would like to be considered for the 24/25 budget.

Action : All/Clerk

90.4 Report from Village Hall Committee

The Hall continues to be well used. The Quiz night is sold out.

The Committee will be meeting soon to discuss if there will be any events before Christmas.

90.5 Report from Parish Council representative on the AWE LLC

Nothing to report. Next meeting will be on 9th November.

91/23 The next meeting will be held on Tuesday 7th November 2023 in the Village Hall

Closed meeting 8:37pm

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

Appendix A

Meeting Report 3rd October 2023

Community Account

Statement balance 22/9/2023	Cashbook balance as at 22/9/2023	Cashbook balance after new payments made
£19,285.27	£19,285.27	£19,006.27

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	Clerk's salary August	279.00
TOTAL			£279.00

New items for payment

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	Clerk's salary October	279.00
TOTAL			£279.00

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
03/09/2023	Barclays bank	Interest	85.86
			£85.86

Payments not presented as of 24/8/2023

Cheque No	Payee	Details	TOTAL COST
TOTAL			

Receipts not cleared as of 24/8/2023

Receipt date	Payer	Details	TOTAL COST

Savings Account

balance 22/9/2023	£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 September 2023

Authority name	Brimpton Parish Council	
Prepared by	Christine McGarvie	Clerk and RFO
Date	29th September	
Approved by	John Hicks	Chair of council

Balance per bank statements as at 22nd September 2023	£	
Community Account		19,285.27
Saving account		32,130.84

Less any un-presented payments at 22nd September 2023

Add any uncleared receipts

Net Bank balances as at 22nd September 2023

CASH BOOK

Opening balance as per cashbook 1st April 2023	26,886.16
Add: Receipts in the year	2,322.26
Less: Payments in the year	9,923.15
Closing balance as per cash book as at 22nd September 2023	<u>£19,285.27</u>

Opening balance savings account 1st April 2023	31,978.31
Add: Receipts in the year	£152.53
Less: Payments in the year	0
Closing balance as per cash book as at 22nd September 2023	<u>£32,130.84</u>

Overall closing balance	<u><u>£51,416.11</u></u>
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diff	£0.00
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Appendix C

Brimpton Parish Council Meeting -3rd October 2023

Planning Applications for Consideration

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.	Deadline for comments 4 th October
2	23/01699/FULMAJ – Travellers Friend, Crookham Common Road. Demolition of existing pub and reconstruction of 18 new flats with reception facilities.	Deadline for comments 11 th October

Planning Application Decisions made

1	23/00961/FUL – 1 The Osiers, Brimpton Road. Erection of a new 3 bedroom house	Approved
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Planning Applications Awaiting Decisions

1	23/01740/MINMAJ – Land at Phase 4 to 6 Kennetholme Quarry. Variation of conditions	24 th Oct 23
2	23/01754/HOUSE – Arundell Lodge, Brimpton Lane. Installation of solar panels to roof	17 th Oct 23
3	23/01691/CERTP - 2 St Peters Close. To remove 4.2m of existing front wall and create parking space	26 th Sept 23
4	23/01430/FULMAJ – Wasing Estate Office- New access track from Back Lane (Wasing Parish)	9 th Oct 23
5	23/01667/HOUSE – Little Court Crookham Common Road Construct flat roof to side extension and alter the existing pitched roof to form a flat roof.	1 st Nov 23
6	23/00944/FUL, 23/00945/LBC – Oaklands, Crookham Common Road Conversion of outbuilding to residential annexe.	3 rd Oct 23
7	23/00769/HOUSE – Shalford Farm House, Shalford Hill. Extensions and alterations to existing house and outbuildings.	4 th August 23