



MINUTES of the Meeting of Great Brickhill Parish Council held on Tuesday 6th October 2020 at 7.30pm by Zoom video conferencing

PRESENT: Cllrs Mr C Leech (Chairman), Mr K Boad, Mrs J Haydon, Mr R Kettle,
Mr A Middleton, Bucks Cllr Mr S Raven

IN ATTENDANCE: Mrs K Barker (Clerk), 3 members of the public were present including the
applicants for 53 Lower Way and Manor Hill Cottage
Agenda for members of the public circulated on the newsletter InfoLine

1731 **Apologies for absence** – Cllr Ms B Wight, Cllr Mr D Bratt

1732 **Minutes**

The minutes of the meeting held on 1st September 2020 were approved. Cllr Kettle proposed, seconded by the Chairman the approval of the minutes as a true record, all agreed by those present and to be signed by the Chairman at the next meeting in person.

1733 **Declarations of Interest**

Cllr Leech – finance Point 1736.2 and planning Point 1738.1.3, 1738.1.4 - prejudicial interest
Cllr Haydon – planning Point 1738.1.1

1734 **Matters arising**

There were no matters arising.

1735 **Reports**

1735.1 Buckinghamshire Council

Cllr Scott Raven attended the meeting. He spoke about the Governments White Paper – planning for the future. He said that this is a huge planning overhaul and Government are trying to strip back local plans. The consultation closes on 29th October. Cllr Raven drew attention to the fact that although crime rates have fallen, that residents should be alert with the darker evenings.

1735.1.1 VALP/HS2/Expressway

Work has commenced on HS2. A new working group has been set up to merge all the stakeholders which will hopefully improve coordination and response. Cllr Raven said that he has asked for a point of contact website for Parish Council's to access. East West rail is in progress and this is causing a lot of disruption on roads, byways and footpaths from Bletchley to Winslow and beyond. There was no further update on VALP and the Expressway.

1735.2 Parish Hall Committee

1735.2.1

Project 2020 – Parish Hall improvements

The Chairman read out an email from Cllr Bratt.

The Builders are conducting a final snagging programme and then the work should be completed. Items to be finalised include:

- Car park works near the extension to be completed - awaiting new blocks. New parking spaces to be marked
- Bollard lighting of car park
- Gigaclear to install fibre and broadband throughout the Parish Hall



- Several items for the caretaker to complete

The financials for the entire project, including monies owed but not yet due and including the cost of the bollard lighting, are running as follows:-

PH Project	Totals
PC exc VAT	£257,151.39
PHC inc VAT	£81,857.22
Final amount	£339,008.61
Grants	£287,191.62
Village spend	£51,816.99
Grant %	84.72%

The amount contributed by the Parish Council and Parish Hall will be just over £50,000 representing 15% of the total cost. The final cost will be slightly more once totally finished.

Thanks to Paul Murray and Paul Stearman who have been of great support and help throughout the project.

1735.2.2

Bollard Lighting – car park

Cllr Bratt and Paul Stearman have discussed the options for the car park and concluded that the best lighting would be by bollards sited about 300mm behind the kerbs. These would be sited on the same line as the white lines designating the parking spaces to help avoid parking accidents and will help designate the parking space when it is dark. The old column and light has had to be abandoned as there was damage to the column when it was removed, the current light fittings needing to be replaced and the potential issue with glare and light spilling into neighbouring houses. The costing for 11 bollards behind the kerb line with LED lights is:

- Cost of trenching, armoured cable and fitting of bollards by an electrician £1,260 + VAT (quotation received)
- 11 suitable bollards, budget figure of £120 + VAT each. Total £1,320 + VAT
- **Total cost estimate £2,580 + VAT**

The Project fund will have a small amount of money remaining which is estimated to be in the region of around £1,000. A sum of £1,500 is requested from the Parish Council to help meet the costs.

The Parish Council had a lengthy discussion about the lighting but no decision was made. There were mixed views about putting in any additional lighting. The Chairman suggested that the corner of the car park, which is quite dark, could be included. It was agreed that Paul Stearman would look at the lighting options more closely and have a look at the car park in the dark.

1735.2.3

Log Cabin and Forest School

The Planning Department have confirmed that they will discharge the conditions relating to the trees.

The Forest Hut has been delivered and building is progressing well. There is still lots of internal fitting out to be completed as well as the installation of the sewage pump and connection of all the services. It is hopeful that the new Hut will be completed by Friday 16th October.



The financials for the entire project, including monies owed but not yet due, are running as follows:-

Spend on Forest Hut		
	PC	PHC
Spent	£14,895.50	£7,570.87
To spend	£18,066.37	£800.00
Total	£32,961.87	£8,370.87
Grants	£9,243.00	£1,500.00
Spend	£23,718.87	£6,870.87
Village Total		£30,589.74
Grand Total		£41,332.74

The amount contributed by the Parish Council and Parish Hall will be just over £30,000 representing around 75% of the total cost. The final cost will be slightly more once totally finished.

Thanks to Paul Murray, Paul Stearman, Mike Turner and Nigel Woodhouse who have been of great support and help throughout the project.

1736 Finance:

1736.1 Bank balances and finance report:
The Clerk supplied a finance report.

Barclays/Santander	£
Community (Barclays)	76,398.97
Business Reserve (Barclays)	4,303.03
MUGA Sinking Fund (Barclays)	6,221.35
Parish Hall Budget (Barclays)	11,342.79
Business Reserve (Santander)	46,337.71
Business Bond (Santander)	0.00
TOTAL	144,603.85

1736.2 The Chairman proposed, seconded by Cllr Kettle the approval of the following payments, all agreed.

Payment method	Payee	£
Bank Transfer	Clerk – salary	557.60
Bank Transfer	Clerk – expenses	32.70
Bank Transfer	Turney Landscapes – grass cutting	750.00
Bank Transfer	Youth Café	324.93
Bank Transfer	C Leech – zoom monthly charge	14.39
Bank Transfer	Brickhill Electrical Services – forest hut electrics	1,567.05
Bank Transfer	Aylesbury Mains – light repairs inv 19998	34.80
Bank Transfer	Woodside Football Club – refund	24.00
Bank Transfer	B Osborne – payroll	66.00
	TOTAL	3,371.47

1736.3 Other financial matters:

1736.3.1 On-line banking/payments
Cllr Wight is still to register for online banking.
(Action Cllr Wight)



- 1736.3.2 VAT reclaim
The Clerk confirmed that she had telephoned HMRC and that they had not received the original VAT reclaim form. She said that she had sent two reminders (one by signed for post and one in the normal post) and will monitor this over the coming weeks.
- 1736.3.3 Precept – second half £17,505
Noted by the Parish Council.
- 1736.3.4 Budget and precept – 2021/22
A finance meeting date to be agreed at the November meeting to discuss the budget and precept for 2021/22.

1737 Public Participation

Resident, Paul Stearman said that he has a large repair bill for his car after going through the flood on Mill Lane. The area has now been cordoned off but Bucks Council were very slow to respond. The Chairman said he will mention this to the Parish Liaison Committee.

(Action Chairman)

The Chairman said that he will report more fly tipping in Mill Lane and Galley Lane which has been reported to him.

(Action Chairman)

1738 Planning:

1738.1 Planning Applications

Cllr Haydon left the meeting

- 1738.1.1 20/02171/APP - 53 Lower Way - erection of a garden annexe with 2 bedrooms and a lounge/kitchen. The Parish Council object to the application. Despite the nature of the materials that are proposed in the construction of the new dwelling, the application is not for a temporary structure or mobile home and the applicant has confirmed that they will continue to develop the structure in the future. With that in mind, the Parish Council would like the applicant to address the overlooking complaint from the neighbour at Peach House. The Parish Council objects to the application pending a re-design to remove the 2 larger windows on the rear of the building which face the neighbour's property and place them on the sides of the building. The remaining windows are small (porthole) size and appear to perform the function of letting a small amount of light into the building. Should the applicant carry out these works the Parish Council would support a revised application.

Cllr Haydon returned to the meeting

- 1738.1.2 20/02588/APP – Furze Hill, Ivy Lane – change of use of land and installation of rotating solar array over a 20m x 20m circular area to serve Furze Hill. The Parish Council object to the application. In principle the Parish Council are very supportive of this innovative renewable energy scheme, however, the applicant has not included a Visual Impact Assessment or any view on Glint and Glare and the Parish Council is concerned that the structure may be visible from the open countryside and the lanes that run through it (such as Stoke Lane). Should the applicant provide such an assessment and the array not be visible on the skyline above the treeline then the Parish Council would be supportive of the application.



The Chairman (Cllr Leech) left the meeting and Cllr Middleton took the Chair.

1738.1.3 20/02999/APP - Manor Hill Cottage, Galley Lane – part single, part double storey extensions to north and east elevations, alterations to roof design and fenestration including replacement doors, roof windows and new dormers. The Parish Council are supportive of the application and the effort the applicant has made to retain the integrity of the remaining features at the property while removing some of the previous modifications which perhaps are not entirely sympathetic with the overall building when considered as a whole. However, it is noted that the access way as it stands is very tight and will not support construction on this scale without a considerable amount of nuisance to neighbours and the potential to create a dangerous hazard on the bend of a hill. This issue has been addressed with another application to provide a new entrance further down the hill, therefore the Parish Council would request that this application be subject to 18/00897/APP being completed prior to commencement. With this condition in place the Parish Council would support the proposal.

1738.1.4 20/03001/APP – Manor Hill Cottage, Galley Lane – demolition of single garage, erection of detached garage block. The Parish Council object to the application. The proposed structure is considerably larger than the current building and although a previous (lapsed) application sought permission for a garage with a similar footprint, this building is 2 storey and as per the complaint from the neighbouring property will appear overbearing in comparison to the current situation. Therefore, the Parish Council request the following amendments and conditions are added: That the applicant take further steps to demonstrate a lowering of the ridge height to lessen the overbearing impact of the building. That a restriction is imposed whereby the garage must remain part of the main property and may not be removed to create a separate dwelling. That application 18/00897/APP be completed in its entirety prior to commencement of any works. With these amendments the Parish Council would look to review the revised application in a more favourable light.

The Chairman (Cllr Leech) returned to the meeting.

1738.1.5 20/03195/APP – Land at St Margarets Farm – erection of an agricultural storage building. The Parish Council object to the application as they see no proven need for development considering the applicant has recently applied to convert the large barn at the site into residential dwellings. Moreover, the siting of this building would have a significant visual impact from the main road that runs past the site (Great Brickhill Lane).

1738.2 Decisions:

1738.2.1 20/02486/APP – 14 Lower Way – single storey rear extension. Approved

1738.2.2 20/02554/AGN – Paper Mill Farm – erection of an agricultural building. No objection

1738.2.3 20/01852/COUAR - Paper Mill Farm – conversion of agricultural barn into a dwelling house. Approved

1738.2.4 19/03623/APP – 9 Heath Road – construction of 4 dwellings and new vehicle access. Refused



- 1738.3 Other Planning Matters
- 1738.3.1 Planning Responsibility – Oct/Nov
Cllr Middleton to review planning applications received.
- 1738.3.2 Cuff Lane development – boundary query
The Chairman said that there was nothing further to report and he explained the issue to Cllr Raven. Cllr Raven said that he will look into it.
- 1738.3.3 Appeal: 19/04314/APP – Bryerley Springs Farm – conversion of stables to a flat (retrospective). Noted by the Parish Council.
- 1738.3.4 Government White Paper – planning for the future
The Parish Council agreed to comment on the consultation and the Chairman agreed to formulate the comments and circulate before submission. **(Action Chairman)**
- 1739 **Review of Projects**
- 1739.1 Traffic Calming Measures
The Chairman said that a grant application has been submitted to the Community Board towards traffic calming measures.
- 1740 **Village Improvements Committee**
The Chairman said that he has obtained some kissing gates from Bucks Council, one for the top of the Green End footpath to the Spinney and the other for the bottom of Jacks Lane.
- 1741 **Village Matters**
- 1741.1 Registered land in Great Brickhill
Nothing to report.
- 1741.2 Public footpaths – progress (Pochards Lake to Cuff Lane)
Nothing to report.
- 1741.3 Speedwatch
Nothing to report.
- 1741.4 Misuse of Parish Land – Poors Acre
There have been no further reports of anti-social behaviour in the area. Poors Acre is being used as the bin is full and Cllr Kettle said that he will empty it. Remove from the agenda.
- 1741.5 COVID-19
There is still some support needed in the village, the Support Group will continue. The reports from the leader of Bucks Council, Martin Tett, are still being received.
- 1742 **Play Areas**
Nothing to report.
- 1743 **Correspondence:** No correspondence
- 1744 **Matters for the newsletter**
Government White Paper, hedges, forest hut
- 1745 **Date of next meeting – Parish Council Meeting - Tuesday 3rd November 2020 at 7.30pm**
- 1746 **The meeting closed at 10.03pm**