



MINUTES of the Meeting of Great Brickhill Parish Council held on Tuesday 2nd February 2021 at 7.30pm by Zoom video conferencing

PRESENT: Cllrs Mr C Leech (Chairman), Mr K Boad, Mr D Bratt, Mrs J Haydon, Mr R Kettle,
Mr A Middleton, Ms B Wight

IN ATTENDANCE: Mrs K Barker (Clerk), 17 members of the public were present
Agenda for members of the public circulated on the newsletter InfoLine

1797 **Apologies for absence** – No apologies were given

1798 **Minutes**

The minutes of the meeting held on 5th January 2021 were approved. Cllr Bratt proposed, seconded by Cllr Wight 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.

1799 **Declarations of Interest**

Cllr Leech – finance Point 1802.2
Cllr Wight – Forest Hut

1800 **Matters arising**

There were no matters arising.

1801 **Reports**

1801.1 Buckinghamshire Council

Cllr Scott Raven and Cllr Ben Everitt were not in attendance.

1801.1.1 VALP/HS2
Nothing to report.

1801.1.2 Parish Charter survey
The Chairman asked Cllrs to read the document so a response can be submitted.

1801.1.3 Winslow and Villages Community Board
Leona Dale attended the meeting. She said that the Community Board was set up to bring communities together. The fourth meeting will be held on 18th February and anyone can attend. There will be a number of topics for discussion and the meetings are all recorded and available online.

1801.2 Parish Hall Committee

Cllr Bratt said that Little Ashes are continuing to use the hall and the Parish Hall has received the recent business grant from the Government.

1801.2.1 Project 2020/Forest Hut/Car Park Lighting
Cllr Bratt said that the hall works have now been completed.

The Chairman signed the broadband wayleave access agreement for Gigaclear to put the broadband cable on Parish Council owned land and into the Parish Hall.

Car park lighting is still being considered and planning permission would be needed if taller lights are required.



The ground near the Forest Hut needs a 2 metre strip of artificial grass in front of the storage box and some replacement turf in the vicinity. Cllr Bratt said that he has a quote from Elite Lawn Solutions. The cost will be £1,760 plus VAT for artificial grass (2 areas) and £2,212.50 plus VAT for the turf (3 areas).

Cllr Bratt said that the play area needs brushing and maintenance and he has a quote of £380 plus VAT for the work.

The total cost of the works is £4,352.50 plus VAT

The work can be done over half term. The Clerk said that the costs can be drawn from the 'general village expenses' budget, the 'Parish Hall' budget and the 'play area maintenance' budget. The Chairman proposed, seconded by Cllr Wight to agree to the work and accept the quote, agreed by all.

In addition to the work near the Forest Hut the fencing in the car park (next to the moved dog bin) needs to be rejigged. The path through (no gates) needs to be moved towards the middle of the car park so that the end parking space becomes more usable, This entails moving the dropped kerb. VIC agreed to do this work.

1802 **Finance:**

1802.1 Bank balances and finance report:

The Clerk supplied a finance report prior to the meeting.

Barclays/Santander	£
Community (Barclays)	11,225.10
Business Reserve (Barclays)	4,303.74
MUGA Sinking Fund (Barclays)	6,272.50
Parish Hall Budget (Barclays)	18,528.77
Business Reserve (Santander)	46,339.25
TOTAL	86,669.36

1802.2 Cllr Wight proposed, seconded by Cllr Bratt the approval of the following payments, all agreed.

Payment method	Payee	£
Bank Transfer	Clerk – salary	446.08
Bank Transfer	Clerk – expenses	26.00
Bank Transfer	Turney Landscapes – grass cutting	750.00
Bank Transfer	Youth Café	300.00
Bank Transfer	C Leech – zoom monthly charge	14.39
Bank Transfer	E.on – electricity bill	559.64
Bank Transfer	Barbara Osborne – payroll	66.00
	TOTAL	2,162.11

1802.3 Other financial matters:

1802.3.1 On-line banking/payments
Cllr Wight is still to register for online banking.

1802.3.2 VAT
The Clerk said that she will be submitting a VAT reclaim shortly.
(Action Clerk)



1803 **Public Participation**

PC Ian Carter attended the meeting. He said that a new crime group has been set up to tackle crime in rural areas. The Police are trialing an online banking safety seminar via zoom. PC Carter said that he is aware of litter being dumped by the railway bridge. There is a new PCSO covering Great Brickhill.

1804 **Planning:**

1804.1 Planning Applications

1804.1.1

21/04350/APP - 9 Heath Road - construction of four dwellings and new vehicle access. The Parish Council objects strongly to the application. The proposed development would have a very significant and unacceptable impact on the heritage assets of Great Brickhill. The plot lies within the conservation area of the village and is adjacent to listed buildings. The proposed access to the site would cut through an historic grass bank which lies to the front of the listed cottages 7 and 9 Heath Road. Given the topography of the site, the access would need to be very steep, and involve the building of retaining walls which would dramatically and adversely affect the setting of the listed buildings. The access would be constrained and with very poor visibility onto Heath Road, at a narrow part of the lane and very close to a driveway opposite the junction with Cuff Lane. The proposal represents an overdevelopment of the site and involves the loss of historic hedges and open green space which are an essential part of the conservation area of Great Brickhill. The Parish Council would refer the planning officer to application 19/03623/app which was an application for the development of four new dwellings and new vehicle access on this same site. That application was refused on 23rd September 2020. The reasons for refusal at that time included (but were not limited to):

- The scale of the dwellings on plots 3 and 4
- The resultant loss of open space
- The resultant loss of the grassed bank to the front of the site
- The unacceptable site layout which would erode the character of the Great Brickhill Conservation Area
- Harm caused to the setting of adjacent listed buildings
- The failure to preserve or enhance the special setting, thus eroding the character of the village
- The significant and unacceptably dominant impact upon the location of the proposed development, and its jarring impact

In the Planning Statement accompanying this application, the applicant states that: *“This planning application resubmission has been prepared taking into account the reasons for refusal under 19/03623/APP.”* The Parish Council considers that the changes in this application compared to the previous one, do not in any way address the reasons for refusal listed above. The Council has considered the ‘Highways Comments’ which have been submitted. Although these state that “it appears that it would be possible to achieve appropriate access”, the author makes clear that to do this “the embankment would need to be significantly altered/removed to ensure visibility is not obstructed by the grass bank”, and states that any need for retaining structures would have “additional heritage/visual impacts”, and goes on to say that he needs further information before commenting further.

The Council believes those Highways comments point precisely to many of the reasons for refusal of the earlier application, none of which are mitigated in the new proposal. This application would



adversely affect the character and appearance of this part of our village in the conservation area; it would destroy the historic natural embankment which lies to the front of the site and the neighbouring Grade II listed building; it would destroy part of a dry stone wall which is a part of the heritage of the village; and it would have a significant adverse impact on the environmental assets of the village including its landscape, historic environment and open space. (Emerging Policy D4 of the VALP). It represents an overdevelopment of the site.

The reasons for refusal of the earlier application listed above apply equally to this application. If the case officer recommends that this application is approved, we ask that the decision is referred to the Development Management Committee, and confirm that the Parish Council will attend a meeting to address our concerns directly to the Committee.

1804.1.2 21/00143/APP – Three Locks Golf Club, Partridge Hill – change of use for the siting of 119 lodge style caravans, landscaping and ancillary works. Great Brickhill Parish Council OPPOSES the application with the following statement:

Local feeling and failure to comply with VALP

The planning officer will be aware of the strength of local feeling in opposition to this application, as demonstrated by the significant number of objections which have been submitted. As well as echoing the concerns of many of those who have contributed their views, the Parish Council considers that this application is contrary to several policies as set out in the Proposed Submission of the VALP 2013- 2033.

Policy S1 – Sustainable Development for Aylesbury Vale, states that in assessing development proposals, consideration will be given to (inter alia):

- Giving priority to the reuse of ...brownfield land
- Minimising impacts on local communities
- Minimising impacts on heritage assets, sensitive landscapes and biodiversity
- Providing high-quality accessibility through the implementation of sustainable modes of travel including public transport, walking and cycling
- Meeting the effects of climate change and flooding

As the Parish Council argue below, this planning application fails to address any of those priorities listed above.

Lack of a proven need

The applicant is applying for 119 'lodge style caravans' without, in the documents submitted with the application, providing any evidence that there is a need or demand for such a facility, nor any evidence that such a development would be sustainable. The Parish Council believe this application is contrary to the policy set out in 'E7 Tourism development'. This site is not 'within or adjacent' to a settlement; does not justify its countryside location; does not minimise environmental impacts; and nor does it avoid an unacceptable traffic impact on the local road network. In addition, the proposal does not meet any of the following criteria set out in policy E7:

- It does not respect the character, appearance and historic significance of the location. (The Parish Council note the



archaeological consultee's opposition to the proposal and the comment that "the proposed development is likely to affect a heritage asset of archaeological interest because a Roman settlement has been excavated within the proposed development area and ground works may disturb further features and finds".)

- It does not involve the conversion or replacement of existing buildings;
- The new buildings proposed do not form part of any existing tourist facility; and
- It does not demonstrate that the need (for this development proposal) is not met by existing provision within nearby settlements.

In policy 'E8 Tourist accommodation', it is stated that tourist accommodation in smaller villages, other settlements, or in the open countryside (which is what this application seeks to provide), will be supported (inter alia) where:

- It would involve the conversion of existing buildings
- It would be sustainable and accessible by a choice of transport modes
- The applicant has satisfactorily demonstrated that the facilities are required to support a particular rural tourist facility
- It would support sustainable tourism
- It would not detract from the character of appearance of the area

The Parish Council argue strongly that this application has not demonstrated that it meets any of these criteria.

Lack of sustainability

Given that no argument has been advanced that there is any demand for this development, we are particularly concerned that either the units will revert from time-limited holiday use to permanent residential use; or that in time the development fails, or ceases, to be viable, as economic rates of occupancy will not be achievable. Will there be any requirement that the 'caravans' be removed and the countryside restored, or will the site deteriorate and eventually be converted to low grade housing?

Transport/sustainable transport

Policy T4 states that new development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. In this case, the provision of 119 lodge style caravans – with a potential occupancy of over 450 people – will inevitably increase traffic on the local roads. The model, provided by the applicant, that suggests an increase in traffic movements of just 25 an hour in peak times, seems a gross underestimate. Access to the site is either over the two narrow bridges which cross the river and the canal, or via Partridge Hill and Ivy Lane, which is a narrow rural lane frequented by cyclists, horse riders and pedestrians, and which has no footpath. There is no proposal in this planning application to provide any new pedestrian or cycle routes, nor any proposed contribution to local public transport services or community transport, as required by policy T4. Holiday makers will be likely to visit local pubs, restaurants and parks. There are no viable continuous footpaths or pavements connecting the settlements of Great Brickhill or Stoke Hammond with the Golf Club, and the roads and lanes are not safe to walk along especially at night. This development would have a significant adverse traffic impact on the village of Great Brickhill and its inhabitants.



Flood plain

The site of this application is adjacent to the River Ouzel's flood plain. This area has flooded frequently in recent years, most recently more than once within the last month. While the proposed site of the caravans is just outside the flood plain, we are concerned that replacing trees and grass with hardstanding and concrete bases will inevitably increase run off and therefore flooding risk in the area. We note that the Lead Local Flood Authority objects to this application due to insufficient information submitted regarding surface water disposal.

Area of Attractive Landscape

The land which is the subject of this application is in the Area of Attractive Landscape (AAL) and as such, has particular landscape features and qualities considered appropriate for particular conservation and enhancement opportunities. Development that adversely affects this character will not be permitted unless appropriate mitigation can be secured, particularly to put right harm to the landscape. (Policy NE5). We do not believe that any appropriate mitigation measures have been proposed to mitigate the harm to the landscape which would take place should this application be permitted.

The Parish Council supports the comments of the Ouzel Valley Park Steering Group in relation to this application and its effect on the Area of Attractive Landscape. The Ouzel Valley and the wider AAL have a noted and important ecological value which would be adversely affected by the proposed development.

The Parish Council notes that (the then) AVDC rejected the planning application [11/02798/app](#) for a windfarm not far from the site which is the subject of this application. (We note too that the Golf Club opposed the wind farm application, relying on "landscape, scenery and aesthetics" as grounds for its opposition – as recorded in paragraph 9.27 of the Inspector's Report dated 4th November 2014 [File Ref: APP/J0405/A/13/2205701]). In its reasons for refusal, (which were upheld on appeal), the planning officer stated that: "the application site lies within an intimate rolling rural landscape... the development would be out of character with the existing building tradition... [and] would not be in keeping with the natural qualities and features of the area".

The Parish Council believe the same reasoning applies to this application, and that planning permission should be refused. If the case officer recommends that this application is approved, we ask that the decision is referred to the Development Management Committee, and confirm that the Parish Council will attend a meeting to address our concerns directly to the Committee.

1804.2 Decisions:

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| 1804.2.1 | 20/03993/APP – 3 Warners Close - new single storey side and rear extensions and internal alterations. Approved |
| 1804.2.2 | 20/02274/APP – Fosseys, Stoke Lane - front storm canopy, rear NW single storey extension, eastern single and two storey extensions. Approved |



1804.2.3 20/02275/ALB – Fosseys, Stoke Lane - front storm canopy, rear NW single storey extension, eastern single and two storey extensions. Consent granted

The Chairman said that he will query why planning did not inform the Parish Council that their decision to approve both the Fosseys applications was in contradiction to the Parish Council's objection. A more efficient channel of communication needs to be set up.

(Action Chairman)

1804.3 Other Planning Matters

1804.3.1 Planning Responsibility – Feb/Mar
Cllr Middleton to review planning applications received.

1805 **Review of Projects**

1805.1 Traffic Calming Measures

1805.1.1 Winslow and Villages Community Board award
The Chairman said that he has confirmed acceptance of the award and he will contact Tfb regarding the timeline for the works.

(Action Chairman)

1806 **Village Improvements Committee**

VIC has undertaken some work around the village including hedge cutting. Three Scots Pines in the Spinney have died and more saplings are needed. The Parish Council resolved to purchase circa 20 saplings to be planted before the end of March. The Parish Council also resolved to purchase 'no fly tipping' signs to place in the layby's on Mill Lane as fly tipping has become a problem recently.

(Action Chairman)

1806.1 MVAS

The Chairman said that one of the MVAS signs is not working properly and he has emailed SWARCO to get it fixed.

1807 **Village Matters**

1807.1 Registered land in Great Brickhill

The Chairman said he will be meeting with the surveyor to map out the boundary.

1807.2 Public footpaths – Pochards Lake to Cuff Lane

The Chairman said that he will try to obtain the land registry plans for Pochards as this may show the footpath.

(Action Chairman)

1807.3 Speedwatch

Nothing to report.

1807.4 Lights beyond repair

The Chairman said that he has confirmed the work and will chase up Aylesbury Mains.

(Action Chairman)

1807.5 Cuff Lane – residents only parking

The Chairman said that he has been in contact with Bucks Council and to put in residents only parking would cost in the region of £8,000 to 12,000 including legal costs and the Parish Council would have to pay for it. He said that Bucks Council would have to undertake a consultation and 50% of residents would have to consent to the scheme. The Parish Council agreed that this would not be a scheme that they could undertake due to the cost. The Greensand Trust could be asked to encourage walkers to park in designated car parks etc and not side roads. The Chairman said he will contact the resident who requested the scheme and inform them of the decision.

(Action Chairman)

1807.6 Dog Bin

Nothing to report.



1807.7 Litter Pick

The Parish Council agreed to hold the event on Saturday 20th March. The event will be socially distanced and areas of the village allocated to participants.

1807.8 COVID-19

The updates from Martin Tett of Bucks Council are still being received.

1807.9 Benches

The Chairman said that Fine Homes Property's has agreed to provide 3 benches with one being placed at the Three Trees. The Parish Council were very appreciative.

1808 **Play Areas**

Cllr Bratt said that the play area needs tidying up, see Point 1801.2.1.

1809 **Parish Council Administration**

1809.1 Sub-Committee operations review

A meeting was held in January and the Clerk supplied some documents to help with the review process. A further meeting to be held.

1809.2 On-line Archive/emails

Cllr Middleton said that he is looking into costings for setting up dedicated email addresses, separate from the personal email addresses for all Cllrs.

1809.3 Review of policies

The Clerk to circulate all adopted policies/documents for the annual review.

(Action Clerk)

1810 **Correspondence:**

There was no correspondence

1811 **Matters for the newsletter**

Litter Pick, Community Board meeting date, Thames Valley Police report

1812 **Date of next meeting – Parish Council Meeting - Tuesday 2nd March 2021 at 7.30pm**

1813 **The meeting closed at 10.04pm**