



**MINUTES of the Meeting of Great Brickhill Parish Council  
held on Tuesday 4<sup>th</sup> May 2021 at 7.00pm  
by Zoom video conferencing**

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

**IN ATTENDANCE:** Mrs K Barker (Clerk), 4 members of the public were present  
Agenda for members of the public circulated on the newsletter InfoLine

1850 **Apologies for absence** – Cllr Mr A Middleton

1851 **Minutes**  
The minutes of the meeting held on 6<sup>th</sup> April 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.

1852 **Declarations of Interest**  
Cllr Leech – finance Point 1854.2

1853 **Matters arising**  
There were no matters arising.

1854 **Finance:**  
1854.1 Bank balances and finance report:

<b>Barclays/Santander</b>	£
Community (Barclays)	22,355.20
Business Reserve (Barclays)	4,303.85
MUGA Sinking Fund (Barclays)	6,136.16
Parish Hall Budget (Barclays)	14,176.72
Business Reserve (Santander)	46,340.39
<b>TOTAL</b>	<b>93,312.32</b>

1854.2 Cllr Bratt proposed, seconded by the Chairman the approval of the following payments, agreed by all present.

Payment method	Payee	£
Bank Transfer	Clerk – salary	496.80
Bank Transfer	Clerk – expenses	26.00
Chq	HMRC – Clerks tax	3.20
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	Zurich – insurance renewal	900.19
Bank Transfer	E.on – electricity bill	547.47
Bank Transfer	Denne Engineering – materials	112.32
Bank Transfer	BMKALC – membership	156.95
	<b>TOTAL</b>	<b>3,307.32</b>



1854.3 Other financial matters:

- 1854.3.1 On-line banking/payments  
Cllr Wight is still to register for online banking.
- 1854.3.2 Insurance renewal  
The Parish Council resolved to renew the insurance with Zurich and the payment of the premium was approved.
- 1854.3.3 Precept 1<sup>st</sup> half £17,971 received  
Noted by the Parish Council.
- 1854.3.4 Mowing rebate £1,561.82 received  
Noted by the Parish Council.

1855 **Public Participation**

A resident reported that a lot of wood chippings from some bushes that were cut back have been left on the footpath outside a house in Pound Hill. They reported that a child slipped and cut their knee on it. Cllr Wight agreed to speak to the house owner. **(Action Cllr Wight)**

Resident, Mr Bhadri spoke about his application to become a Parish Cllr. He said that he has lived in Great Brickhill for 4 years and wants to become more involved in the village.

1856 **Planning:**

1856.1 Planning Applications

- 1856.1.1 21/01290/APP – Fosseys, Stoke Lane – demolish existing barn and stable block. Erection of new detached dwelling.  
The Parish Council objects to the application.

The proposal seeks to construct a large 5 bedroomed dwelling in the grounds of Fosseys, which is a Grade II listed building at the edge of the village, on Stoke Lane. The site sits within the Area of Attractive Landscape and Stoke Lane is in the Conservation Area of Great Brickhill. As such any development will have an impact on the visual identity of these areas. The site is outside the curtilage of the village, and is not substantially enclosed by the built environment (RA14). There is a significant gap between the existing houses on Stoke Lane and Haynes Farm, and the proposed development would extend the curtilage of the village – and by doing so would open the way to further intrusive development. The site is accessed by a very narrow access lane, which turns into a bridle way immediately below. The road is only wide enough for one vehicle, with no passing places without pulling into private driveways. There is no capacity on the road to increase traffic by adding further dwellings. Increasing traffic on Stoke Lane would considerably increase the hazard to pedestrians, horses and cyclists. The proposed development is very visible from the conservation area of the village (access is off the conservation area), and the design is totally out of character with adjacent properties within the conservation area. The proposal is a new development within the AAL, and no planning justification has been made for the need for this residential development in the countryside. The proposal is contrary to RA.3 and paragraph 55 of the National Planning Policy Framework. Great Brickhill already has a large number of similar sized houses and there is no established need for another large detached property. The development would result in a loss of public amenity as the views across the vale to the West from the site will be lost. The view does not exist past that point as the bridleway and footpath enter woodland. Thus the development would detrimentally alter the street scene in particular the rural character of the Conservation Area at this point along Stoke Lane. It would also detract from the appearance and enjoyment of



the AAL as perceived from the end of Stoke Lane and the adjacent  
bridle path that is enjoyed by many walkers, cyclists and dog walkers  
on a daily basis. Therefore, the proposal is contrary to the AVDC  
Local Plan policies and the National Planning Policy Framework. The  
Ecology report states that the proposed development would have a  
negative impact on both habitat and hedgerow units, contrary to  
Defra guidelines which require a 10% net gain. The Archaeology  
report shows that there is archaeological evidence to suggest that  
the proposed development site lies within a wider Roman landscape,  
with a possible Roman road to the east, a farmstead and field  
systems to the southwest and a small cemetery to the east. This  
would suggest that there is a medium possibility of encountering  
archaeological remains from this period, which are likely to be of  
local significance.

- 1856.1.2 21/01321/APP - Woodside 16B Heath Road – proposed first floor front extension, single storey front extension and garage conversion. The Parish Council support the application and it is in keeping with neighbouring properties.
- 1856.1.3 21/01265/APP - 48 Pound Hill – proposed first floor extensions (amendment to 20/03605/APP). The Parish Council has no objection to the application. The plans appear to be a modification to those already approved.
- 1856.1.4 21/01213/APP - Partridge House 1 Strawberry Fields – proposed two storey and attic side extension. The Parish Council support the application. The proposed works will have minimal impact on the neighbouring properties and will be mostly shrouded from the main road by the border hedge.
- 1856.1.5 21/00865/APP - Home Farm Cottage, Home Farm Lane - 20M2 Sand horse lunging pen with a one foot high wooden border, change of use - carauam Storage area to an equestrian Training pen (retrospective). The Parish Council has no objection to the application. The work has already been completed and it is not visible from most vantage points and is not prominent in terms of height.

1856.2 Decisions:

- 1856.2.1 21/00281/APP - 48 Pound Hill – single storey rear extension. Approved
- 1856.2.2 19/03274/APP - Alders Farm Trout Fishery, Ivy Lane – two storey rear and side extensions to office, annex and additional residential accommodation with parking and associated works. Refused

1856.3 Other Planning Matters

- 1856.3.1 Planning Responsibility – May/June  
Cllr Middleton to review planning applications received.

1857 **Parish Council Elections – Thursday 6<sup>th</sup> May 2021**

The Chairman confirmed that six Cllrs had reapplied for their positions on the Parish Council and that all the nominations were uncontested. Those Cllrs will therefore remain in office and include Cllr Leech, Cllr Wight, Cllr Kettle, Cllr Bratt, Cllr Middleton and Cllr Boad. There is therefore one vacancy on the Parish Council. The Chairman said that two applications have been received for the vacancy to date.

The Chairman said that Cllr Haydon had decided not to re-apply for her position as Parish Cllr and Cllrs thanked Cllr Haydon for her hard work and commitment to the Parish Council and



the Village during her time with the Parish Council. Her efforts and contribution has been very much appreciated.

1858 **Matters for the newsletter**

Spinney and anti-social behaviour, thankyou to Cllr Haydon, litter in the play areas, Parish Hall wheelie bin not for general use

1859 **Date of next meeting** – Annual Parish Council Meeting - Tuesday 18<sup>th</sup> May 2021 at 7.30pm

1860 **The meeting closed at 8pm**