



**Draft Minutes of Brixton Parish Council August meeting held on
Wednesday 18th August 2025 at 7.30 pm in Brixton Community Room**

Present: Cllr Liz Hitchins (Chair), Michael Wills (Vice Chair), Cllr Terry Clegg, Cllr Rachael Gillard, Cllr Neil Hawken, Cllr Ian Martin and Cllr Prem MacLennan

In attendance: Kirstie Aldridge (Clerk)

Members of the public in attendance: 2

Cllr Hitchins welcomed everyone to the meeting

Open Forum

Presentation from Graham Clark, Director of GRC Planning regarding re-advertisement for planning application 3848/24/OPA Land at Chittleburn Hill

Mr Clark stated that after discussions with SHDC Planning Officer a concern was expressed that a small part of the residential site may have encroached into the employment land allocation. Consequently, the size of the residential development for the serviced self-build plots has been reduced, so no part of the residential development now encroaches onto any of the employment land allocation. The readvertisement is now for two larger serviced plots rather than three. The route of the footpath remains unchanged.

Cllr Hitchins queried the size of the self-build properties in the re-advertisement, Mr Clark confirmed that the self-build single storey properties were the same size as in the previous application, but on larger plots, therefore with a larger garden.

Cllr Hitchins requested clarification regarding parking; there would be 4 spaces for each property, with the space for the building of a double garage is required (then 2 spaces at the front). The plots would be for self-builders who are on the South Hams Self Build register, they would be responsible for the design and meeting planning requirements. Foul drainage and electricity would be installed as will the road.

Cllr Hitchins asked if the footpath would be for walkers, cyclists, and horse riders? Mr Clark confirmed that it had been designed to meet DCC Highways requirements. Unsure if it would be a bridleway. The gradient would be suitable for wheelchairs and pushchairs. Access points would be at Chittleburn Hill and the lane prior to Rodgers Garage. There will be access to the houses from the path. It will be a permissive footpath. Cllr Hitchins asked for clarification on the responsibility for maintenance of the footpath which will be the owners – it will be privately maintained. DCC will approve the specification. The surface has not been approved yet. Lighting will be bollards approx. 1 metre high (solar powered). It would be post and rail fenced.

Cllr Hitchins queried that part of the path would be going through land owned by DCC, this would be approved at 'reserved matters stage' when an agreement would be signed with DCC Highways. Properties won't be occupied until the footpath is in situ.

Date

Signed

Mrs E Hitchins – Chair Brixton Parish Council

Cllr Martin queried the safety at the top of the footpath; full visibility to the right accessing the main road and there are no visibility issues on either side of the road.

Cllr Martin queried the location of the actual path as it descends towards Rodgers Garage; the path will be fenced all the way down; this will be outside the industrial land. He also spoke about the lighting for the footpath being solar powered, there would not be much light in the winter as this area is quite shaded; this would be at the detailed stage.

The design of the two dwellings and the route of the footpath would probably be separate applications.

Open Forum Closed

61. Welcome and Apologies for Absence

Apologies were received from Cllr Tony Carson and Cllr Stuart Nix accepted by all councillors

62. Declarations of Interest

There were no interests declared

63. Planning applications received from SHDC 3848/24/OPA

READVERTISEMENT: (Amended no. of units and location plan) Outline planning application with some matters reserved (layout to be considered) for the provision of two serviced self-build /custom build plots **Land at Sx 544 523, Chittleburn Hill, Brixton**

Cllr Hitchins commenced the discussions by raising the following points, this readvertisement moves the dwellings away from employment land, there is a reduced number of dwellings and there is greater clarity regarding the footpath.

The site is outside the settlement boundary in the Brixton Parish Neighbourhood Plan, but the current planning environment requires SHDC to have a 5-year land supply and NPPF has changed.

BPC objected to the past application as it encroached onto the employment land. The readvertisement has reduced the number of dwellings to two larger plots.

The list of documents on the SHDC portal show various documents dated 2024 and 2025, after discussions with SHDC planning officer all 2025 documents have superseded the 2024 documents. The 2024 documents will be disregarded as these show the plans for 3 dwellings.

Cllr Hawken recommended BPC submit a recommendation of 'see comments' seconded Cllr MacLennan. All others in attendance were unanimous

See comments would include the following:

- BPC are satisfied that the two dwellings do not impinge on the employment land identified in the Brixton Neighbourhood Plan
- The 'permissive' footpath needs to be maintained by the landowner and be suitable for pedestrians, cyclist, and mobility vehicles / buggies to pass
The permissive footpath needs to be in place prior to the occupation of the two dwellings
- SHDC need to ensure that the documents listed on the SHDC portal dated 2024 (3 dwellings) are superseded with the documents for 2025 (2 dwellings)

Date

Signed
Mrs E Hitchins – Chair Brixton Parish Council

64. Financial Matters**64.1 To receive and approve the finance statement for August 2025****Receipts:**

	Amount	
BCA - Western Web Domain Name contribution	£16.66	General
Brixton Feoffee Trust - Western Web Domain Name contribution	<u>£16.66</u>	General
TOTAL	<u>£33.32</u>	

Payments:

Rev T Filtness - reimburse Community Support Helpbox	£97.03	Cost of Living
BCA - Brixton Community Room Hire - June 2025	£45.00	General
REACH - 2nd July (4 x bus shelter)	£50.00	General
The Foxhound - Warm Hub April, May, June	£78.00	Cost of Living
A Kay - reimburse Community Support HelpBox	£71.42	Cost of Living
BCA - Brixton Community Room Hire - July 2025	£15.00	General
NALC - LCAS Registration Fee	£60.00	General
A Kay - reimburse Community Support HelpBox Living	£22.25	Cost of
K Aldridge wages	£1,225.45	General
K Aldridge expenses	£37.29	General
K Aldridge office allowance	£35.00	General
K Aldridge - reimburse August zoom	£15.59	General
BPC pension contribution (August)	£377.08	General
P Harvey - Grounds Maintenance August	£870.00	General
Eddie Church (Cofflete works - Bird Hide/Path/Safety Tree Works	£10,620.00	Cofflete106/Gen
PKF Littlejohn (External Audit 2024 / 2025)	£378.00	General
A Kay - reimburse Community Support HelpBox	<u>£37.97</u>	Cost of Living
TOTAL	<u>£14,035.08</u>	

18th July 2025

Current Account: £20,513.55

Deposit Account: £20,404.45

TOTAL: £40,918.00**Statement balance at 3rd April 2025**

Skipton Building Society £85,498.50

Current Balance:

P3	£954.26	
Legal Fees	£12,482.69	
Sherford 106 Contribution to Brixton Parish Council	£10,265.98	
Brixstix funds	£757.50	
Brixton History Group	£533.09	
Cofflete Creek (s106 funds)	£0.00	
Yealm Community Energy - 2022 Grant (Bee Wild)	£199.70	
Green Fund	£382.63	
Community Emergency Plan Grant	£115.45	
Community Amenity Space (Cofflete) Comm Tog Fund	£2,479.84	
River Yealm Water Quality (annual 2022)	£71.41	VAT has been claimed back
River Yealm Water Quality (annual 2024)	£720.00	Note 1 - River Yealm
River Yealm Water Quality (annual 2025)	£500.00	Note 2 - River Yealm

Date

Signed

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River Yealm Water Quality - River Fly 2025	£1,268.00
Silverbridge Way expansion	£6,000.00
Cost of Living Crisis	<u>£468.19</u>
Total of Fund allocated	<u>£37,198.74</u>

Notes

1. River Yealm Water Quality Working Group funds are being collected by BPC (contributions will be received from 6 riparian parishes - BPC, YPC, N&N, WPC, Cornwood and Sparkwell) - BPC will hold these funds

2. River Yealm Annual 2025 contribution is £125.00

River Yealm River Fly 2025 contribution is £317.00

Therefore monies BPC will receive from 6 riparian parishes are £442.00

BPC Contribution is now included in the above figures.

Awaiting contributions from Yealmpton and Sparkwell for 2025

Cllr Clegg proposed that BPC approve the finance report for August, seconded by Cllr Gillard
All others in attendance were unanimous

**Cllr Hitchins used her chairman's prerogative to add the following planning application:
2069/25/HHO**

65. Additional Planning application

Householder application for proposed two storey side extension & enlarged front porch.

Lobhill, Brixton. PL8 2AH

Cllrs Martin, Wills and Clegg made a site visit on 15th August 2025 and felt this needed further discussion by BPC.

Following an in-depth discussion Cllr Hawken recommended BPC submit a recommendation of 'see comments' –BPC have no objection to this application but would like it noted the porch will be a single storey extension to the front elevation. Seconded Cllr Gillard. All others in attendance were unanimous.

Cllr Hitchins again used her chairman's prerogative to add the following to the agenda:

66. Local Government Reorganisation – Community Engagement Events

Cllr Hitchins confirmed that there would two events for Brixton residents:

A pop-up event:

19 September –Venn Court, Brixton – 1.30pm – 3.30pm

Public Engagement Event:

30th September - Rose and Crown Yealmpton (Brixton residents) – 6.15pm – 8pm

Cllr Hitchins closed the meeting at 8.40pm

Next meeting: Wednesday 24th September 2025 in Brixton Community Room

Kirstie Aldridge, Clerk, Brixton Parish Council

Date

Signed
Mrs E Hitchins – Chair Brixton Parish Council