Bramfield Parish Council

Minutes of Meeting held 18th August 2026 7:30pm

Attendees: Guy Tucker (GT) *Chair*, Marietta Johnson (MJ) *Vice Chair*, Nick Savage (NS) *Treasurer,* Cheryl Jackson (CJ), Graham Lyons (GL), Olivia Cufley (OC) *Clerk.*

1 - Apologies

Chris Armstead (CA), Ken Crofton (KC), Joe Thomas (JT)

2 - Declarations of Interest

A. Chris Armstead declared financial interest in Bramfield Automotive (Garage) as would be responsible for the rebuild if it goes ahead.

3 - Minutes of last meeting

A. Held on 19th May 2026, were approved and signed by the Chair.
B. Recorded concerns of Pub which is on this agenda too.

4 - Finances Update & Paperwork Return

A. See attached sheet.
    a. Current Account Balance £221.79
    b. Savings Account Balance £7,084.48
B. Treasurer (NS) noted that finances were broadly stable since last meeting, with main expenditure as Dog Bins £407, Insurance at £200 and annual Village Hall Bin charge at £155. Web hosting at £10 monthly and Service Charge at £7 - both running via direct debit.
C. £200 balance in Current Account. Funds to be switched across to cover forthcoming direct debits. No dual authorisation required.
D. GT passed across paperwork to NS.
E. Query regarding how long to retain paper accounts for (likely 7 years for company accounts, possibly longer considering government funding) - NS to review as these are currently summarised in AGM.

5 - Bramfield Garage

A. Adam Bird has lodged appeal with Secretary of State, concerning the restriction on the building being applied by planners to Automotive use only.
B. Query whether its still on the market - GT to investigate.
C. Decision expected early September however could be 2-3 months.

6 - The Grandison

A. Communication to the Parish Council was logged from Louise Gibbs, Adam Bird, Peggy Wareham, Chris Hurley and Paul Brown, all displaying concerns with current situation regarding The Grandison.
B. Planning Application has been submitted for 16 Bury Lane to demolish and rebuild as a bungalow. No sign has been posted. Notified by neighbour, Dorothy Abel Smith.
    a. Parish Council plans to formally object to this due to use of current commercial space (garden at back) - GT to action.
    b. MJ to review original permissions for site based on history (opened as a Deli, converted to rental studio, now seeking residential change of use).
C. Mobile Home appeared on 10th August 2026 with no confirmed occupants or license. GT to inform Director of Commercial Land for East Herts Council, and also speak to Adam Bird for any further guidance here.
    a. Infringement of Previous Planning to be investigated for 2 Cottages built on previous Pub Car Park land and not reducing this further. Car Park size is linked to covers in restaurant area of pub. Food Vans currently occupy space in Pub - condition may still apply - GT to investigate.
D. Pub interior has now been divided in main area, Kitchen reportedly being converted into bedroom with confirmation that the Bar will now move to Toilet area on right of building. Fire Escape concerns raised for proposed new layout.
E. Asset of Community Value (ACV) registration discussed - GT to action.
    a. Gives Village 6 months to make an offer if the pub goes to market.
    b. Agreed it makes a public statement even if material effect is limited.
F. Legal advice floated as an option, to start with AI research on subject - OC to action.
    a. Bell Pub (Benington) cited as precedent, where change of use was successfully challenged. Ken Crofton email referenced as useful source - MJ to find email.
    b. Possible lawyer in Village (Paul) to be investigated.

7 - Any Other Business

A. Gate Notice in Village Hall car park faded and needs replacing. GT previously bought on Amazon, quality registered as an issue here so get a more durable alternative.
B. Village Communication previously logged in AGM as a necessity. Discussion around Whatsapp Broadcast Channel proposed for Parish Council Announcements.
    a. GDPR concern raised. Broadcast Only format (council posts, residents receive) suggested as an alternative. OC to investigate this method and GDPR implications.
C. Trip hazard noted - Linda (end bungalow) tripped over wooden barrier at night; daughter mentioned suing the Parish Council. Agreed to wait and see; barrier is otherwise working well.

8 - Next Meeting: Tuesday 15th September 2026 7:30pm