



**Minutes of Bow Brickhill Parish Council Annual General Meeting
held on 14 July 2026 at 7.00pm at the Pavilion, Rushmere Close,
Bow Brickhill, MK17 9JB**

PRESENT:	Cllrs:	Cllr P Ball (Chair) Cllr C Evans (Vice Chair) Cllr S Pangala Cllr F Czepinski Vacant
	Officer:	J Godden
	Members of Public (MoP):	4

30. APOLOGIES: Ward Cllr Luk & Cllr Pangala

31. QUESTIONS FROM THE PUBLIC

Anglian Water and

- Residents reported difficulties in obtaining compensation from Anglian Water following recent water outages, with some residents reportedly being advised that compensation could take up to three months.

Station Road Closure due to Water Leak/Road Damage

- Concerns were raised about heavy vehicles using Church Road and forcing vehicles onto damaged areas of the carriageway, potentially causing damage to tyres and wheels.
- Members noted the inadequate signage around the road closure, including a lack of clear information directing drivers away from the village and towards the A5.
- It was reported that the closure may remain in place until the following Monday, according to the information on the One.Network system.
- The responsibility for signage was discussed, and it was understood that Anglian Water, as the party responsible for the road closure, should provide appropriate signage.

Action: The Senior Policy and Public Affairs Lead at Anglian Water has offered to meet with the Parish Council and residents. The Council agreed to contact Mr Tufts and invite him to attend a Parish Council meeting.

Wildfire Preparedness

- Concerns were raised about the risk of wildfires during dry conditions.
- A recent fire in the woods was discussed, including concerns about young people being unwilling to extinguish the fire and residents having to contact the emergency services.
- The Parish Council's previously discussed wildfire preparedness exercise had been cancelled, and a replacement date had not yet been provided at the time of this meeting.
- Members stressed the importance of ensuring that appropriate preparations are in place before a serious incident occurs.

- Should Thames Valley Police consider increased patrols during periods of recognised high wildfire risk and anti-social behaviour?

Policing

- Concerns were raised about the police response to an incident reported on the evening of the village fete. It was noted that approximately five weeks had elapsed before residents were informed that the matter would be treated as a minor issue and would not be taken further.
- Concern was expressed about the amount of police resource apparently spent on the matter.
- Members expressed concern that minor incidents should not simply be disregarded where there is a risk of escalation.

Action: A MoP informed Cllrs that a meeting with the Police & Crime Commissioner is being arranged to discuss the issues

Planning Matters and Permitted Development Rights

- Members reflected on recent planning work and the Parish Council's experience of preparing observations and objections.
- The possible removal of permitted development rights (PDR) was discussed. It was noted that this would require consideration of the appropriate democratic process and potentially a wider village decision.
- Members felt that removing PDR could provide greater protection against inappropriate development.
- Concern was expressed that the current water supply infrastructure is already under pressure and may not be sufficient to support further development, infrastructure should precede development.
- The impact of water shortages on residents, including those maintaining established gardens, was also highlighted.

Bow Brickhill/Little Brickhill Development

- A meeting had taken place with Little Brickhill Parish Council regarding the proposed development and the possibility of working jointly.
- Little Brickhill Parish Council is considering the appointment of planning consultants and a lobbying organisation.
- An experienced adviser who has previously assisted with planning campaigns was identified.
- It was suggested that the Parish Council should establish precisely what financial contribution and other assistance would be requested before committing resources.
- Little Brickhill Parish Council has reportedly allocated £10,000 towards the work and has also undertaken local fundraising.
- The importance of ensuring that development proposals are considered alongside the wider infrastructure requirements, including health, education, sport and leisure facilities, was discussed.
- Members also noted the importance of assessing whether developers are meeting the criteria and infrastructure commitments contained within the relevant plans.

Action: It was agreed that details for the planning advisor and costs would be obtained and circulated before the Parish Council considers whether to contribute financially. The Clerk informed members that Bow Brickhill PC did not budget for any consultation fees this financial year, any costs may have to be taken from earmarked reserves.

Section 106

- A question was raised regarding the amount of Section 106 funding currently available to the Parish Council, particularly considering the slowing housing market and reduced development activity.

Action: The Parish Council agreed to contact Milton Keynes City Council to establish the remaining available funding.

32. SPECIFIC DECLARATIONS OF INTEREST

Councillor Ball declared a non-pecuniary interest as trustee of the board of Willen Hospice

Councillor Ball declared a non-pecuniary interest as Chair and Secretary of Friends of Bow Brickhill Station.

33. MINUTES

To consider the approval of the Minutes and notes of the meeting of the Council held on 12 May 2026.

Resolved: all members confirmed their approval of the Minutes and notes of the meeting of the Council held on 12 May 2026 and these were signed by the Chairman.

34. UNITARY CLLR REPORTS - See attached

Ward Cllr Hopkins advised the Clerk that there may be a grant for the Pavilion available from Redrow Housing and to investigate apply for CiF match Funding from MKCC for Pavilion refurbishment.

Action: The Clerk to investigate the possibilities of matched funding on behalf of BBPC

35. FINANCE

- a. Income and expenditure reports for May & June 2026 - noted
- b. Balance in accounts as of 30/06/26 = £64,888.31 - noted

36. PLANNING NOTIFICATIONS

- a. PLN/2026/0956 Approval of details reserved by a condition
Site address: Land between Bletchley and Woburn Sands associated with The Route Corridor of The East West Rail Project
Description: Approval of details required by Condition 6 (Implementation and Maintenance of Railway Fencing) for development stage 2D of permission ref. TWA/18/APP/04 relating to The Network Rail (East West Rail Bicester to Bedford Improvements) Order 2020
Status: DecisionMade Decision: Approved
- b. PLN/2026/1030 Approval of details reserved by a condition
Site address: Land between Bletchley and Woburn Sands associated with The Route Corridor of The East West Rail Project
Description: Approval of details required by Condition 15a (Highways) for development stage 2D of permission ref. TWA/18/APP/04 relating to The Network Rail (East West Rail Bicester to Bedford Improvements) Order 2020
Status: Under Consultation
- c. PLN/2026/1102 Approval of details reserved by a condition
Site address: Land between Bletchley and Woburn Sands associated with The Route Corridor of The East West Rail Project
Description: Approval of details required by Condition 11 (Contaminated land) for development stage 2D of permission ref. TWA/18/APP/04 relating to The Network Rail (East West Rail Bicester to Bedford Improvements) Order 2020
Status: Under Consultation
Noted: As current planning notifications relate principally to the East West Rail corridor and associated land, including archaeology, ground conditions and contaminated land and the applications remain under consultation, members agreed that there was insufficient detail at present to make substantive comments.

37. MARSTON VALE TRAIN SERVICE

The Marston Vale service continues to be affected by issues including industrial action and periods of extreme heat.

38. SEMK/NEIGHBOURHOOD FUTURES GROUP

No further information was available regarding the South East Milton Keynes project or the Neighbourhood Futures Group and that the next South East Milton Keynes stakeholder meeting was unlikely to take place before September or October.

39. EAST WEST RAIL CONSULTATION

It was noted that EWR received over 5,000 responses to their consultation, and they are now reviewing all of the feedback they have received. Thanks were given by EWR to everyone who took part, your comments, questions and suggestions will play a vital role in helping them refine the design before they submit a Development Consent Order application in 2027. They will publish a summary of what they heard in the autumn, and residents will be able to see the key themes raised during the consultation.

40. PAVILION

The Council discussed the proposed refurbishment/redecoration of the Pavilion. As the nursery is expected to continue using the Pavilion for most of the year, with approximately two weeks' closure in August and at Christmas, it was agreed that any refurbishment would most likely take place the following year.

Approximately £40,000 has been earmarked for the project, of which around £1538.00 has been spent on new curtains. The possibility of applying to the Community Infrastructure Fund (CIF) was raised as a successful application could potentially reduce the Parish Council's contribution by around 50%.

Action: MoP/Clerk to prepare a prioritised Pavilion refurbishment proposal & submit a CIF funding application.

41. INTERPRETATION BOARD FOR BOW BRICKHILL

There is a s106 balance of £278.00, some suggestions were to replace the Pavilion internal noticeboard/s or to commission a Interpretation Board/Heritage Map, the History Society had previously investigated the possibility of this but did not raise enough funds.

Action: Clerk to investigate if there is any other s106 funding available towards a Heritage Map.

42. PRESERVATION ORDERS - BOW BRICKHILL

Cllrs to ratify the decision made via email to rejoin CPRE Bucks at a cost of £60.00 per annum to be paid by DD.

Resolved: Cllrs ratified the decision made via email to rejoin CPRE Bucks at a cost of £60.00 per annum to be paid by DD.

Two MoPs informed Cllrs that they are identifying trees and hedges to try and get BBPC to gain protection orders on them. Cllrs thanked them for taking on this task.

43. CORRESPONDENCE

- a. Notification of approval of S106 funds in the ward – school refurbishment - information only

44. SPEED INDICATOR DISPLAY UPDATE

No information

Action: Clerk to chase MKCC

45. ANNUAL REVIEW OF POLICY DOCUMENTS

- a. Revised BBPC Risk Management for approval by Cllrs

Resolved: all members approved the revised Risk Management document

46. COUNCILLORS' REPORTS AND ITEMS FOR FUTURE AGENDA

No additional matters were raised for the future agenda.

47. DATE OF THE NEXT MEETING

The next meeting is 8 September 2026, 7.30pm at Bow Brickhill Pavilion, Rushmere Close, Bow Brickhill, MK17 9JB. This may be moved or swopped to a Community Engagement due to Cllr availability, if that is the case then the Parish meeting will be held 13 Oct.

Action: Clerk to liaise with Cllrs on availability