

Ashton Keynes Parish Council

Minutes of CIL Working Group

Date: 14th May 2026

Time: 7.30pm

Location: Bradstone Sports Pavilion

Chair: Katy Grieves (Tim Rombach sent apologies)

1. Attendees and Apologies

Attendees

Cllrs: Katy Grieves, Malcolm Carter, Andy Ellis, Cath McMurty, Natasha Inzani

Parishioners: Johanna Tipping, Jo Jones, Graham Carter, Julian Wraight, Nick Bentley, Alan Fuller, Bec Buckle, Shaun Harrison

Apologies

Cllr Martin Young, Cllr Tim Rombach, Cllr Michelle Jeffery, Daphne Neale, Jayne Hughes, (Rich Knight – also invited)

2. Declarations of Interest

To receive any declarations of disclosable pecuniary or other interests relating to items on this agenda.

None

3. Approve previous minutes

Approved

4. How to update the village of the survey results

The group discussed the importance of full disclosure and transparency in sharing the results. Katy confirmed the personal data had been removed from the spreadsheet, but it was agreed that we would only share the full excel spreadsheet on request as it was hard to read and digest.

It was agreed to recommend the following to AKPC.

To share (1) the charts summarising the results; (2) the AI summary of the “comments” section; and (3) a summary of AKPC next steps as a result of the survey.

It was proposed to publish this information as widely as possible after AKPC had approved distribution on 4th June meeting. To include Next Door and AK Families on FB,

parentmail at school, the group's Whataspp contacts, the notice board by the Village Hall, the AKPC website, the village magazine and any other channels possible. Also – to send to the emails addresses provided in order to be given project updates.

It was agreed that we would not share any results until after AKPC sign off.

5. Recommended next steps as a result of the survey results

It was agreed that the number of respondents to the survey and breadth of demographic was very positive and provided sufficient data to support next steps taken based on the survey data.

It was agreed to recommend to AKPC that AKPC publishes a response which demonstrates that the main outcomes of the survey had been clearly heard by AKPC and to identify what actions would follow, what actions were outside of the AKPC remit and what actions were already in hand.

Overall – it was felt that the survey supported investment at Bradstone (more below), but it was felt that it would be appropriate to ensure that the other issues and ideas raised by villagers in the survey were taken into account and that some monies (CIL or otherwise) would be directed towards these (more detail below). There was a feeling among the group (and in the survey responses) that we needed to be careful not to lose our ability to make a once in a generation infrastructure improvement by spreading the monies too thinly over too many smaller projects.

The group were in discussions for two hours during which they did their best to cover as many of the points raised as possible, but noting that there was a lot of information to cover and insufficient time at this meeting. The full data would be passed to AKPC to pick up on any addition areas they felt needed further discussion.

Bradstone

The group discussed how the survey results confirmed that Bradstone is not currently being used by the villagers, primarily because “there is nothing to do there”. The survey showed strong support for an improved Bradstone and connected facilities encouraging villagers to be more active. There was very strong support in the survey for a café at Bradstone, better access to the toilets and improved toilets/changing facilities. There was further strong support for adding other recreational activities at Bradstone and improving the seating and viewing area.

There was consensus among the group that Bradstone is the most underused of our village facilities, with the greatest potential for improvement, impact and revenue generation. It was also noted that, although the figure of £70k for a new roof needed verification, there was no doubt a significant cost to replace the roof which had to be incurred and that this cost would be wasteful if the building didn't get greater public use.

There was support for the café proposal put forwards by Lucy Brown to be explored. It was acknowledged that whilst success of café at Bradstone was not a certainty, including/retaining catering facilities in the upgraded building would be useful in any event. It was noted that a daytime café and ad hoc bar run by sports clubs should not overly impact the White Hart. It was noted that the café and sports club bar facilities would be part of the picture to cover ongoing running and maintenance costs of the clubhouse.

In respect of the wider site improvements, it was agreed that there was support for padel – which it would be beneficial to explore as there was no set up cost to the village and this would potentially bring in rental income from the provider for the village as well as attract footfall to the café.

It was agreed that there was significant feedback supporting the pump track and/or skatepark on the basis that this filled a significant gap of activities for age 10 + which were not currently catered for.

It was agreed that there was support for pétanque, and this was worth exploring in part because it could benefit a less active group and the set up costs should be low.

It was noted that Fields in Trust consent would be needed for building work and café use.

It was noted that this group had already identified a third party provider who could assist with grant applications and this would be progressed when the architect instructions and overall site plan were agreed.

Actions:

- ➔ *Recommend to AKPC to explore costings of Bradstone refurbishment and wider site improvements as set out below.*
 - *A Task Force of Malcolm Carter, Al Fuller, Andy Ellis, Graham Carter, Bec Buckle and Johanna Tipping would explore how the layout of the Bradstone could be re-configured & the building renovated in a way which would best fulfil needs. Shaun would assist this group with liaising with the school children to ensure we capture their ideas to move forwards. The Working Group would progress this with immediate effect, but no public sharing or views would be sought until after AKPC meeting on 4th June. This Task Force would table the best suggest/ions to the Working Group at its next meeting.*
 - *Katy Grieves to progress discussions with Lucy Brown re café proposal including space needed and provide feedback.*
 - *Al Fuller to progress Padel/pickle discussions with external padel provider and feedback.*

- Shaun Harrison, Bec Buckle & Jo Jones to explore pump track, skatepark options and costs to feedback.
- Bec Buckle to explore pétanque size & costs to feedback.
- Katy Grieves to explore next steps for receiving “consent” from Fields in Trust for our proposals, to feedback.

Other village suggestions for investment

The Village Hall

The group wanted to show its continued support for the Village Hall, noting its importance as a central village asset for so many villagers. It was also noted that the Village Hall Committee and supporters had expended considerable personal effort over many years to maintain and improve the facility, including most recently raising £2,000 towards the improvements needed for the Village Hall audio system. On this basis, the group wanted to recommend to AKPC to cover the remaining £10,000 needed for the audio system at the Village Hall (out of CIL monies or otherwise).

We were updated at the meeting that improvements to the Village Hall car park are already under consideration by AKPC. Quotes for improvements are being sought and it is acknowledged that these improvements are needed, whether they are funded by CIL or otherwise.

- ➔ Recommend £10,000 to Village Hall to finish audio upgrades
- ➔ AKPC to keep village updated with progress to Village Hall car park improvements.

High Road Playing Fields and Lotts Playground

We were updated by members of the group that AKPC is already working on plans to improve the High Road building facilities, improving club storage so that the main building can be used by the public, including upgrades to the toilets, creating changing rooms, better enabling refreshments to be served and exploring an outdoor shelter area. Similarly, we understand that the Tennis Club is exploring upgraded clubhouse facilities close to the tennis courts. Thirdly, there are several pieces of replacement play equipment being installed in [the Lotts] playground [Andy tbc].

The group discussed whether there were any “easy wins” to improve capacity for car parking at the High Road Playing Fields and the Playing Fields Committee would be considering this. It was also discussed whether moving any events to Bradstone from the High Road might ease parking and congestion, to be explored as plans progress and to be discussed with the Football Club.

- ➔ AKPC to keep village updated with progress to High Road building facility and any car park improvements.

Footpaths and road safety

It was discussed that improvements to footpaths, pavements and “road safety” were wanted by a large number of villagers.

The group felt that this was an area which should be excluded from the current CIL but absolutely progressed by AKPC with the aim that future CIL monies could be invested in these areas. This position was taken in part because many of these improvements would require Highways approvals and further public consultations, meaning that the time frames within which we have to spend this CIL may be breached. It was discussed how lack of pavements on the High Road had been raised many years ago and after a long process, had been abandoned because of opposition from villagers. That is not to say that the position might not have changed, but it was noted that this is not a straightforward topic. The time and energy of making these improvements was also noted and it was suggested that volunteers be sought perhaps to form a new Working Group of AKPC to progress this. We could ask for volunteers when we update the village.

We noted that there is already a B4696 Working Group and that progress was being made, albeit slowly, with making the Thames Path Crossing safer with a no car waiting zone and “welcome to the village” gates had been approved for installation. We noted that there was already a “footpaths” and rights of way group at AKPC which continued to work to ensure current footpaths were useable.

It was however discussed that there is one footpath which there was broad support for improving and was believed to be owned by the Parish Council, making improvements easier to progress. This is the paved path from the end of Church Walk to the entrance of the Churchyard. It was agreed that we should recommend to AKPC to explore resurfacing this path to improve safety and access for wheelchairs/walkers in particular.

- ➔ Recommend that AKPC form a Working Group to explore road safety improvements in the village, subject to volunteers stepping forwards.*
- ➔ Recommend quotes are sought for improvements to the footpath from Church Walk to the edge of the Churchyard for this to be progressed.*

Cycle paths

It was discussed how much support there was for better cyclepath connectivity to the village. It was discussed that this is something that must stay on the AKPC agenda and which could be the basis for an AKPC Working Group, but that this group felt like this was too broad a topic to be covered by the CIL monies at this time and that energies and monies might be spread too thinly. It was agreed however that in conjunction with Bradstone, we should explore improving cycle access around Bradstone as a manageable step at this stage and the cycle path that received the most votes in the survey.

➔ *Julian Wraight to explore the cycle path connectivity to Bradstone options.*

Out of scope for AKPC

The group discussed how certain of the proposals for CIL monies, were believed (subject to AKPC Clerk confirmation) to fall outside of the remit of AKPC. For example, there are restrictions on investing AKPC monies into the church. Further, it would not be appropriate to give monies to the White Hart for improvements because they are a private business, albeit a much loved “community asset”, in much the same way as it would not be appropriate for AKPC to seek to buy the White Hart as a privately operating and open enterprise. It was also noted that there were several comments regarding future planning applications and flood defences in the village. It was proposed that AKPC retain the surplus monies which were not used for the quarry defence as ready resource in the event that monies are needed in these respects.

6. Next steps

The next Parish Council meeting is Thursday 4th June and Katy will table these recommendations at this meeting and update the CIL Working Group accordingly.

The next CIL Working Group meeting TBC, aiming for mid June.