

BREDON PARISH COUNCIL

The Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 8th February 2010 at 7.15pm.

Present: Cllr's Mrs Wenham (Chairman), Mrs Whiting, Mr Rhodes, Mr Handy, Mr Hardy, Mr Verrechia, Mr Jenkins, Mr Darby and Mr Masters.

In Attendance Ms Shields (Clerk), Mr Woodward, Mr Dunn, Ms Donovan, Mr Keeling, Mrs Bryant, Mr James, two parishioners and Cllr Hardman (County and District).

Mr Woodward, Mr Keeling, Mrs Bryant and a parishioner expressed their views on development of the Pye land south of Blenheim Drive. Mr Dunn updated the council on developments on the playing field.

1. Apologies for Absence.

Apologies were received and accepted from Cllr's Ms Allen, Mr Brown and Mr Frampton.

2. Declaration of Interests.

Cllr Darby Non-prejudicial Item 7b

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 11th January 2010.

The minutes were approved and signed as a true record.

7. Planning

For approval

a) W/09/02288/OU Bens Hollow Dock Lane Bredon. Detached Dwelling.

The parish council opposed the application as being outside the development boundary and contrary to Wychavon Policy GD1. In addition this development would negatively impact on the surrounding properties.

b) W/10/00154/PN Land South of, Blenheim Drive, Bredon. Construction of 28 dwellings, access road, car parking, landscaping and ancillary works.

The parish council agreed to respond to the application, making the following points:

- Under the South West Joint Core Strategy Bredon is being required to provide sites for 70-100 new dwellings. There are few suitable locations in Bredon for this quantity of new homes.
- The advantage of this site is that it has belonged to a developer for many years, and it has long been recognised by residents as a possible location for future development.
- Wychavon have begun the preparation of the Site Allocations and Policies Plan, which identifies the housing and employment sites in Bredon. It is premature to decide this application before other sites have been evaluated under the SAPP.
- The effect of traffic build-up should be considered, not only in the vicinity of the development but also in and around Church Street, where many of the village services are located.
- Protection of the limited open space between Bredon and its surrounding villages and hamlets is a key priority of the Parish Council.
- The development proposals would need to incorporate improved mitigation for storm water run-off, to relieve pressure on an already inadequate sewage system.

Approved by Wychavon

a) W/09/02797/PP - Bredon Fields, Eckington Road, Bredon. Garage, sitting room, lobby/WC extensions.

b) W/09/01802/PP Aldwick View, Eckington Road, Bredon. Conversion of garage, new detached workshop and garage.

c) W/09/02870/PP Stonehaven, Bredon's Norton. Proposed single storey rear extension to replace conservatory

The council agreed for Cllr Darby to prepare the council's draft response to the *Gloucester, Cheltenham, Tewkesbury Joint Core Strategy* (GCTJCS), with particular regard to potential future large-scale development at Northway, Mitton Bank and Ashchurch, which would have a significant impact on roads and services in Bredon. This draft will be based on the parish council's earlier comments on the Regional Spatial Strategies and the SWJCS. The draft will be circulated to all councillors for approval.

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4. Correspondence For Information.

Thompson Bancks had informed the Council of £5,000.00 legacy from the late Miss Hathaway. The young man that had broken the window in the manager's cottage had carried out leaf clearing at the hall, written a letter of apology and made a donation to the cost of the window.

5. Invoices to Be Paid.

M Farey £30.00, Bredon Playgroup £265.00, A Stubbs £250.00, Renovate £1,876.25, Lengthsman £220.00, Village Hall Manager £312.43, S and T Sheds £350.00, C W Hygiene Services Ltd £267.88, The Moretons £142.85, Glos Playing Fields Association. £15.00

6. Progress Reports for Information.

a) Clerk. (Report enc)

b) Playing Field Support Group.

The swings had been vandalised again. As a result of the report carried out by Wickstead . the swings will be removed for safety reasons and two new ones will be ordered. The play area will be on the agenda for the next meeting. British Gas has written to the Trustees of the Jubilee Field to inform them that trees are growing too near the gas pipe line. British Gas will remove them at no cost to the council. Extra meeting to be arranged to discuss LEADER funding for the playing field.

c) Bredon Community Hall Management Group.

The Council agreed for an Employment Solicitor to draw up the contract and tenancy agreement for the Village Hall Manager.

d) Bredons Norton Village Hall.

A meeting had taken place.

e) Lengthsman.

Clerk to ask for the brambles on the Main Road opposite Bowls car park to be cut back.

f) Clerks' Finance Working Group.

The parish council will have to be VAT registered, a VAT officer will meet the Clerk to discuss registration and advice. The Clerk asked for at least one other Cllr to be presented. Cllr Rhodes volunteered and Cllr Frampton was suggested in his absence.

g) County and District Councillor.

Two litter bins at Dock Lane have been vandalised and thrown the river, the Cllr has arranged with Wychavon for these to be replaced as a "buy one get one free". This will be an item for the next agenda. Drainage works are due to start next week in Dock Lane The works are to try and resolve a long running issue regarding water egress on the carriageway near to the old dock / wharf area.

h) Bredon Hill Conservation Group.

i) Parish Plan.

There has been a good response to the request in the Parish Magazine for volunteers to help research and draft a Parish Plan. As a first step, a Village Design Statement - which will form part of the Parish Plan - will be initiated by a Steering Group of community volunteers, along with Cllrs Darby, Rhodes and Verrechia who will keep the council in touch with the Steering Group's activities. (Any residents wanting to participate in the work of the Steering Group should contact the parish clerk).

j) Highways Issues.

7. Planning. (see above)

8. To Approve the Governance of the Community Hall Management Group.

The council agreed to the 'Terms of Reference' document.

9. To Appoint a Chairman for the Community Hall Management Group'.

The council agreed to appoint Cllr Wenham as the Chairman of this Group.

10. To Discuss 'Village Hall' or 'Community Hall'.

Due to time item deferred to the next meeting.

11. Items For Future Agenda.

Grit bins, Glebe Field and motorway noise update.

12. Date of Next Meeting.

Monday 8th March