

# Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 1<sup>st</sup> September 2014 at 7.15pm.

Present: Cllr's Mrs Gail Whiting, Mr Stuart Bird, Mr Kevin Falvey, Mr Phil Handy, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Andrew Woodward (Chairman).

In Attendance Ms J Shields (Clerk), CSO J Pardoe and a parishioner.

CSO J Pardoe, introduced herself and informed the council of the monthly surgery's that will take place in the parish and the reformation of PACT. Three incidents have taken place in the last month, to include a tent stolen from Lakefest.

## 1. Apologies For Absence.

Apologies were received and accepted from Cllr's A Palmer, M Darby, A Norman and A Hardman (District and County).

## 2. Declaration of Interests.

Cllr's were reminded to update their Register of Interests with Wychavon.

Cllr Shiels declares a OPI item 10, as his daughter was one of the applicants.

Cllr Woodward DPI in item 4c Cheltenham Road.

## 3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 4<sup>th</sup> August 2014.

The minutes having been previously circulated were agreed and signed as a true record.

## 4. Planning.

### a) For Consideration.

- i. 14/01700 Home Farm, Manor Lane, Bredons Norton. Provision of canopy (18m x 3m) to approved extension (W/13/01080) and 1 metre increase in breadth of approved link between workshop and spray booth. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal; however, we are conscious of the increasing size of this overall development and are concerned this does not continue.
- ii. 14/01716 Bredon Manor, Main Road, Bredon. Garden room and proposal to refurbish a portion of cellar to create a home cinema. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal, but, as this is an important listed building we would like confirmation that the Conservation Officer is satisfied that the proposed extension will not harm the historic character of the building, or damage features of special architectural or historic interest.
- iii. 14/01840 Bens Hollow, Dock Lane, Bredon. Non material amendment to planning permission W/12/00567/PP to change bedroom window on north elevation to 'top opener only' and obscure glazed. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.
- iv. 14/01706 Lampitt House, Lampitt Lane, Bredons Norton. Erection of a live/work unit. The PC objects to the proposal –  
It is recognised that replacing the permitted live-work unit could provide opportunities to design a new building in keeping with the distinctive Cotswolds

character of Bredons Norton. The Parish Council would be inclined to support a new live work unit, if it were Cotswold in character and it were re-orientated on the existing footprint to be either parallel or perpendicular to the road, in line with the Bredons Norton Conservation Area Appraisal (2006).

However, the current proposal cannot be said to conserve or enhance the character, appearance and special qualities of the Cotswolds AONB, and therefore does not comply with Wychavon Local Plan policy ENV2.

The design, while using a small amount of Cotswold stone, proposes predominantly rendered walls and a zinc roof. The proposed building is not distinctively Cotswold in character, and therefore does not comply with the objectives and policies of the AONB Management Plan 2013-2018. While it is recognised that the permitted live-work unit is not Cotswold in character, it has been allowed under policies which allow the conversion of existing buildings. Such policies necessarily make compromises on design standards so that existing structures can be re-used. Where a building is to be relocated entirely, there should be no need to make compromises, and designs should be of a high standard and appropriate to their setting.

The proposed development is not on the site of the existing live-work unit, but is located approximately 60 metres away, outside the Bredons Norton development boundary in what is classified as open countryside. The proposed development is of a substantially larger scale than the permitted live-work unit. It therefore does not satisfy Wychavon Local Plan policy RES9c. Furthermore, the incremental plans submitted by the applicants over a period of years lend to an impression that they are gaming the planning system.

The proposed development does not comply with Bredon Village Design Statement Guidelines 6.1.k, 6.1.l, 6.1.m, 6.3.a, 6.4.a with regard to orientation within the plot, design and materials.

b) Decided By Wychavon.

Approved by Wychavon

W/14/01248/CU - 3 Queensmead, Bredon, Tewkesbury.

W/14/01494/PN - Little Orchard, Lower Lane, Kinsham.

W/14/01365/PP - Walnut House, Tewkesbury Road, Bredons Hardwick,

W/14/00985/PP - The Birches, Manor Lane, Bredons Norton,

W/14/01534/PP - Westwinds, Dock Lane, Bredon, Tewkesbury.

W/14/01494/PN - Little Orchard, Lower Lane, Kinsham,

W/14/01647/PP - 13 Waterloo Way, Bredon

Planning Inspectorate:

Ref 2217182: Land adjacent Micris, Chapel Lane. Wychavon decision upheld.

c) Update On Developments In Bredon.

- Cheltenham Road.

Cllr Woodward left the room.

The planning inspector has decided to hold a full inquiry, with a provisional date of 2/3 December. The parish council are led to believe that this could be the 'case' to test Wychavon 'housing land supply' in light of the approval of a large housing devolvement outside Redditch. The outcome of this inquiry could affect all other applications in the parish.

Cllr Sly proposed, Cllr Falvey seconded and it was agreed by all employ a Barrister and/ or planning consultant if the need should arise.

Clerk to investigate the cost of the previously used Planning Consultant.

- All other sites are being closely monitored.

**5. Finances.**

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

PC – Wychavon Sport £60.00, S Gwilliam £352.00 and Greenworks £810.00.

VH – C W Hygiene £180.00, J Lomasney £455.27 and D Rosser £180.00.

b) Financial Report.

Financial report was presented to the council.

c) The council agreed to investigate the cost of an up to date Bar Till (Cllr Falvey) and a credit card machine (Clerk).

**6. Correspondence For Information.**

The council has received notice of the following road closures

Tour of Britain on Wednesday September 10th 2014.

C2005 Kemerton Road, Bredon Road 27/10/2014 - 31/10/2014.

Many complaints have been made regarding the greenery on the footway between Bredon and Kinsham, supervised by the Lengthsman, a voluntary group will be organised to clear it in November.

A thank you from Mr Allan Frampton regarding action regarding goal posts.

No one is available to attend the Parish Conference.

**7. To Discuss Wheelchair Access To the Village Hall.**

The council agreed for the slope to be re profiled, quotes for this will be obtained.

**8. To Discuss The Locking Of The Jubilee Car Park.**

The council agreed in the short term to cease the locking of the gate and to acquire quotes to remove the Lelandi at the road side of the area.

An additional parking sign should be placed at the entrance to the bowls club car park.

Cllr Whiting will provide the clerk with the details of the key holders, clerk to write and thank them for their help and support over the years.

**9. To Discuss The Removal Of The Fence Panel And Replacing With A Gate By The Bowls Club.**

Deferred, clerk to ask Mr Woodward to attend the next meeting along with Mr Daniels regarding the Solar Panels.

**10. Photographic Competition.**

Due to lack of entrants, this will be extended to 1st October, Chairman to place posters in relevant places.

**11. To Consider Terms Of Reference For Signage In The Parish.**

Cllr Rhodes will prepare wording for the next meeting.

**12. Progress Reports For Information.**

a) Clerk.

Places have been booked for Cllrs Palmer and Darby at the SWDP briefing to be held on the 22nd Sept.

The car, parked for months in the bowling club car park has been removed.

The flood works in Kinsham have been completed.

Overgrown Tree or Shrub - Reference Number 6308048

Description - Greenery is obstructing visibility for pedestrians trying to cross the road.

Location - ECKINGTON ROAD, GL207HE

Comments from Worcestershire County Council

27-AUG-2014: Travelled length of Eckington Road from Bredon - unable to identify any issues with overgrowth at or near stated location.

Overgrown Tree or Shrub - Reference Number 6317372

Description

Vegetation growth is an obstruction. Certainly there is no room for pedestrians/ pushchairs etc to pass a vehicle safely. The plants in the verge are now much bigger and as they get more mature it will be increasing difficult to prevent them obstructing further. Really, some of the vegetation is inherently unsafe on a narrow highway which is additionally used as part of a public footpath network. It is also actually obstructing it. Berberis spines can get into shoe soles and the paws of passing animals, and can snag passers-by. The vegetation should be properly cut back. Maybe it would be better to take the berberis and other plants in the verge out, and let it be grass again as at the properties on either side. As reported to me.

Location CHAPEL LANE, GL207ER

Comments from Worcestershire County Council

27-AUG-2014: Letter to house owner, to advise and request excess vegetation be cutback. [Note: Highways do not plant in verges etc. so berberis etc. not highways responsibility].

b) Bredon Village Hall.

The council agreed not to buy a mower at this time.

Clerk to acquire two further quotes for outside painting.

Still awaiting quote for remedial work to the inside of the hall.

Clerk has chased builder engaged to repair of the roof over the kitchen.

Clerk to contact CW regarding JL holiday, Cllr Falvey agreed to open and close the hall each day.

The council agreed to have the guttering cleared out twice a year.

c) Bredons Norton Village Hall.

Meeting being held on the 2<sup>nd</sup> September.

d) County and District Councillor.

No report.

e) New Homes Bonus.

2013 monies ongoing.

f) Leases.

All leases should be resolved by the next meeting.

g) Cherry Tree Play Area.

On going.

h) Grass Cutting.

The grass was not cut in august, clerk to chase.

i) BCPR.

A resident has kindly offered an Oak sapling, however there is not really a suitable place for this on the playing field, other positions will be considered.

j) Parish Magazine.

PACT, Signage, Wheelchair access to the hall.

### **13. Councillors Reports and Items For Future Agenda.**

Electronic communication.

To Consider Lighting for the Bowls club Wall.

To Consider the Purchase of a Projector and sound equipment for the Chandler Room.

To Discuss the Fire exit at the rear of the Chandler Room.

### **14. Date Of Next Meeting.**

Monday 6<sup>th</sup> October.