

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 12th May 2014 at 7.15pm.

Present: Cllr's Mrs Alison Palmer (Arrived item 6), Mrs Gail Whiting, Mr Stuart Bird (Arrived item 11), Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr Andy Norman, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Andrew Woodward (Chairman).

In Attendance Ms J Shields (Clerk), Mr Malcolm Dunn, Mr M Johns and County and District Cllr Mr Adrian Hardman.

1. Election Of Chairman.

Cllr Darby proposed, Cllr Rhodes seconded and it was unanimously agreed to elect Cllr Woodward as Chairman.

2. Apologies For Absence.

No apologies were received.

3. Election Of Vice Chairman.

Cllr Woodward proposed, Cllr Falvey seconded and it was unanimously agreed to elect Cllr Handy as Vice Chairman.

The meeting was closed.

Mr Malcolm Dunn addressed the meeting regarding the future maintenance of the Playing Field; councillors were invited to ask questions.

The meeting was resumed.

4. Declaration of Interests.

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

The whole council registered an ODI for item 6a(ii) as Orchard House is owned by a member of the council.

Cllr Palmer registered a DPI as owner of Orchard House item 6a(ii), and left the room for this item.

Cllr Norman registered a DPI in relation to the application W/13/02545/PN - Land adjacent to, Gravel Pits Close, Bredon and an ODI in any other application connected with Coombs Developments (however neither were discussed).

5. To Consider The Adoption Of The Minutes Of The Meeting Held On The 7th April 2014.

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

6. Planning.

a) For Consideration.

- I. W/13/02553/PP - 1 Orchard Close, Bredon. Single storey Extension at front, side and rear. The Parish Council objects to this proposal. The extension is not subservient to original dwelling and would result in overdevelopment of the plot.

- II. W/14/00545/OU Land adj to Orchard House, Eckington Road. Erection of 4 detached dwellings.
The Parish Council objects to this proposal
- The application site lies outside any settlement defined under Policy GD1 of the Wychavon District Local Plan 2006 (LP) and it is not allocated for development either in the Local Plan or in the emerging South Worcestershire Development Plan (SWDP). It is therefore in conflict with both LP Policy GD1 and SWDP 2. The site is not adjacent to the development boundary, but separated from it by approximately 40 metres of undeveloped land.
 - The indicative layout does not conform to Wychavon's Residential Design Guide SPD or the Bredon Village Design Statement, adopted as a Local Information Source in September 2011. In particular, it does not maintain and respect the development pattern, scales and grain of the existing buildings in the immediate surroundings, or maintain the local tradition of plot boundaries.
 - The development would have a negative impact on the visual amenities of the northern approach to Bredon. Currently this is very sparsely developed, with only one dwelling on each side of the road. The approach is almost entirely lined by mature hedges and trees (the frontage to The Nest is due to be reinstated after building works).
 - The application would have an adverse impact on protected species and their habitats. The site consists of a significant area of dense scrub and woodland succession, and forms part of the Local Green Network, connected via the wooded banks of Moreton Brook to Perwell Wood. The Extended Ecological Survey Report which accompanied planning appeal ref. APP/H1840/A/06/2019205/NWF (Stanway Screens) recorded populations of slow worm and grass snake on the Appeal site.
 - The number of houses within a constrained site leaves insufficient area for the adequate provision of Sustainable Drainage Systems (SuDS). The site lies drains, via highway culverts and Moretons Brook to the River Avon 500 at Dock Lane, Bredon – an area which has experienced severe flooding in recent years. Without sufficient on-site collection and storage of surface water, the application does not satisfy the requirement set out in NPPF 103 that flood risk elsewhere should not be increased.
- III. W/14/00787/PP 72 Blenheim Drive, Bredon, Retrospective application for erection of garage. 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. W/14/00400/PP Avonscroft, Dock Lane, Bredon. The building of a timber car port/shelter. 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.
- V. W/14/00622 Ridgeway Bank Nurseries, Eckington Road, Bredon.
Conversion of existing building to residential, demolish dilapidated outbuilding and replace with new cattery building elsewhere on site and site enhancements.
Support the application with no reasons to object.
- VI. W/14/00652 Folley Cottage, Bredons Hardwick Lane, Bredons Hardwick, Change of Use of agricultural land to residential and construction of four dwellings with detached covered parking spaces
Reasons to object as follows.

- Approximately half the application site lies outside of any settlement defined under Policy GD1 of the Wychavon District Local Plan 2006 (WLP) and is not allocated for development either in the Local Plan or in the emerging South Worcestershire Development Plan (SWDP). It is therefore in conflict with both WLP Policy GD1 and SWDP.
- Under the emerging SWDP, Bredon's Hardwick is a Category 4b settlement, defined as having "low / medium level of public transport provision and low services / facility provision". It should therefore be considered an unsustainable location for new development other than limited infill within the development boundary. The application is therefore contrary to NPPF 17, which seeks to manage patterns of growth to make the fullest possible use of public transport, walking and cycling. It is also in conflict with NPPF 30, which aims to support a pattern of development which facilitates the use of sustainable modes of transport.

b) Decided By Wychavon.

Going to Full Planning Committee.

W/13/02545/PP Land adjacent to, Gravel Pits Close, Bredon.

Approved.

W/14/00622/PN - Ridgeway Bank Nurseries, Eckington Road, Bredon.

W/14/00787/PP - 72 Blenheim Drive, Bredon.

W/14/00402/PP - Manor Cottage, Main Road, Bredon.

W/14/00447/LB Bredon Hancocks Endowed First School, Church Street.

W/14/00556/PP - 8 Station Villas, Main Road, Bredon.

W/14/00362/PP - Clows Top, Cheltenham Road, Kinsham

Refused.

W/14/00499/PN - Micris, Chapel Lane, Kinsham

AB/14/00562/AB - Building off, Oak Lane, Bredon.

W/13/02545/PN - Land adjacent to, Gravel Pits Close, Bredon'

Going to appeal.

W/13/01150/OU - Land off, Cheltenham Road, Bredon.

W/13/01625/PN - Land Adjacent, Micris, Chapel Lane, Kinsham

c) Update On Developments In Bredon.

No report.

d)

The council agreed to change the wording for comments on the Wychavon Web Site and the Parish Magazine.

7. Finances.

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

CALC Subscription £737.31, A J Flooring £800.00, Impact acoustics £2,700.00, bct Outdoors £999.00, Avon navigation £10.00, Came and Co Insurance £2,434.03, Lengthsman £437.98, M Farey (Dock) £225.00, Cunningham and Lindsey £720.00.

C W £102.00, Snow £49.41, Cotswold heating £1,724.69, D Rosser £40.00, J Lomasney £283.88.

b) Financial Report.

Financial report was presented to the council.

c) Application for Rural Rate Relief 500000742.

The council agreed to support the application and a cheque for £6.03 was written and signed.

8. To Consider Reviewing Council's Standing Orders, Financial Regulations, Risk Assessment and Insurance Requirements.

- The council agreed to review its Standing Orders and this will be an agenda item for August.
- The council agreed to review the Financial Regulations in light of the updated Regulations from NALC. New procedures were being put in place for the Hall which will be included.
- The council will review the insurance requirements once the valuation has been received,
- The council agreed that the Risk Assessment was adequate.

9. To Appoint Members And Agree On Terms Of Office To The Following

- a) Staffing Committee – Cllr's Bird, Handy, Palmer, Shiels and Woodward.
- b) Planning Working Party - Cllr's Palmer. Darby, Handy and Rhodes.
- c) Clerks Finance Support - Cllr's Bird, Handy, Rhodes and Woodward.

10. To Appoint Individual and/or Councillors To The Following Roles.

- a) Footpaths Officer – Mr Terry Onions.
- b) Tree Warden – Mr Terry Onions.
- c) Hancock's Trustee – Cllr Sly.
- d) Reeds Close Trustee – Cllrs Sly and Whiting.
- e) Worcestershire Parish Councils Association – Cllr Woodward.
- f) Bredon Hill Conservation Group – Cllr Darby.
- g) Bredons Norton Village Hall – Cllr's Palmer and Whiting.
- h) Police Liaison – Cllr Falvey.
- i) Bredon Hancock's School Governor – Vacant – Position to be advertised in the parish magazine.
- j) Grass Cutting Working Party - Cllr Sly, Falvey, Rhodes and Darby.

11. Correspondence For Information.

- The banner promoting Upton Upon Severn festival, had been removed, by the promoters, from Glebe Field as requested, however it has been moved to another, private site. Advertising Banners will be an agenda item for the next meeting. Clerk to respond to the letter from the promoter informing them that they may NOT put up banners on Parish owned land as only local events may be advertised.
- The new footway adjoining the entrance to the village hall is proving to be a problem for manual wheel chair users; this will be an item for the next agenda.
- Grass cutting or the lack of it has been brought to the council's attention, Cllr Sly and the Clerk had already contacted GDB and the grass will be cut this week, commencing 12th May.
- Clerk to report to WCC the condition of the footway between Bredon and Kinsham as a resident had fallen on the uneven surface.
- Lengthsman to be asked to cut back the greenery in the Eckington Road, between Moretons Bank and the public footpath, on the east side of the road.

12. To Consider the Purchase of a Dog Bin in the Eckington Road.

The Council agreed not to purchase a dog bin for this site.

13. To Discuss Future Maintenance of the Playing Field.

The Parish Council discussed the issue of ongoing maintenance and agreed in order to show support for BCPR and help out with future ideas and fundraising etc it would be a good idea for a member of the Council to re join the BCPR group, Councillor Rob Sly offered to become the nominated representative, he can then be the conduit between the two groups. This is hoped to help with the long term aims of both groups. The Chairman will also be drawing up a terms of reference for the group so everyone knows how things will work.

One of the things that the Council is very keen to have is a 5 year business plan for BCPR so it can try and forecast where and when money may need spending, the council appreciates this is potentially a big piece of work but as things move forward and money becomes tighter we will really need this to help the council to achieve the aim of keeping a first class area.

14. To Discuss the Maintenance of the Play Area at Cherry Orchard.

The bin does not appear to be on the list for emptying by Wychavon – Clerk to enquire re its addition.

Clerk to ask Mr Spry to include this area in his maintenance scheme.

The council will prepare a flyer to ask the surrounding parishioners views of this area.

15. Progress Reports For Information.

a) Clerk.

Report circulated.

b) Bredon Village Hall.

New doors have been installed.

c) Bredons Norton Village Hall.

No report.

d) County and District Councillor.

The 540 bus service will continue from Evesham; however it will terminate at Tewkesbury.

e) New Homes Bonus.

The tents and mess tent have arrived.

The floor in the church rooms have been sanded and re sealed.

f) Leases.

Ongoing.

g) Parish Magazine.

Photo competition, new homes bonus, bus service.

h) Bredon Hill Conservation Group.

BHCG held a meeting on 24 April 2014, at which it was agreed with Bredon's support to object to an application for 25 houses at Elmley Road, Ashton under Hill (Wychavon ref: W/14/00637).

16. Councillors Reports And Items For Future Agenda.

Liaison with the sports groups.

Condition of the playing field surfaces.

17. Date Of Next Meeting.

Monday 2nd June 2014.

CLlr Rhodes gave his apologies.