

## ***Bredon, Bredon's Norton and Westmancote Parish Council***

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 6<sup>th</sup> October 2014 at 7.15pm.

Present: Cllr's Mrs A Palmer, Mr Stuart Bird, Mr M Darby, Mr Kevin Falvey, Mr Phil Handy, Mr A Norman, Mr Declan Shiels, Mr Rob Sly and Mr Andrew Woodward (Chairman).

In Attendance Ms J Shields (Clerk), Mr Colin Dobell (Parish Council Governor to Bredon Handcock's School), Mr R Woodward and Mr R Daniels (Bowls Club), Mr Geoff Harding and Mr Robin Wilson (Bredon Football Club) and a parishioner.

Mr Dobell introduced himself to the council.

The chairman thanked Mr Dobell for representing the Council on the Board of Governors.

Mr R Woodward gave further details of the proposed gate and Mr Daniels spoke regarding the proposal for Solar Panels.

Mr Harding outlined the football clubs proposal for an extension and its inclusion in their five year plan.

### **1. Apologies For Absence.**

Apologies were received and accepted from Cllr's Mr Andrew Rhodes and Mr Adrian Hardman (District and County).

### **2. Declaration of Interests.**

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

Cllr Shiels declared a DPI item 10, as his children are applicants.

Cllr Woodward a DPI in item 4c Cheltenham Road.

Cllr Falvey declared an ODI in item 15, as Chairman of the rugby club.

Cllr Handy declared an ODI in item 15 as a member of the cricket club.

### **3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 1<sup>st</sup> September 2014.**

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

### **4. Planning.**

#### **a) For Consideration.**

#### **i. W/14/01966/PP - 2 Avondale Cottages, Church Street, Bredon.**

Proposed alteration to existing ground floor extension at the rear of the cottage, and the conversion of garage block to create a sitting room, bathroom and mezzanine floors. Removal of white paint from front elevation stone wall and reinstate to original stone face. Remove existing sand and cement render on the infill panels between the timber frames on the gable elevation, and replace with lime render. Erection of 1 metre high post and rail fence.

The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. No objection provided a condition is attached to ensure that the detached annexe shall be used solely in connection with the existing house as a single family dwelling, in order to comply with Wychavon Local Plan policy SUR7, and

the application is acceptable to the Conservation Officer. This response is a general observation and should not be taken as objecting to or supporting the application.

- II. W/14/01963/OU - Croft Farm Leisure and Water Park, Tewkesbury Road, Bredons Hardwick. Detached 4 bedroom family home

The Parish Council objects to the proposal.

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.

The Parish Council are not persuaded by the applicant's argument that further on site accommodation is required, when there is clearly ample capacity within the site for caretaker accommodation.

- III. GPMB/14/01936/GPMB - Land either side of Railway, off, Eckington Road, Bredon.

Prior approval application for change of use of agricultural building to dwelling house and associated operational development. .

The Parish Council understand this application is under the new General Permitted Development Order (GPDO). In this case, the only questions seem to be whether the building meets the tests of agriculture under the rules, and whether the development would be otherwise impractical or undesirable. We would like to suggest that The applicant should provide evidence that the building was used solely for an agriculture, as part of an established agricultural unit on 20th March 2013. Evidence should also be provided that the land in which this building sits was included on the Rural Land Register as part of an agricultural holding on 20th March 2013, and that the farmer was receiving Single Farm Payments for this land at this date.

Given the proximity of the building to the Bristol-Birmingham mainline railway, a noise assessment should be carried out to ensure that the building is suitable for residential conversion.

This response is a general observation and should not be taken as objecting to or supporting the application.

- IV. W/14/02131/PP - 11 Oak Gardens, Bredon. Two storey side extension and single storey rear extension.

The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. We are concerned about possible loss of light to the adjoining neighbour to the north, but the bit that would shade them is only single storey, therefore providing there is no excessive loss of light to the neighbour we have no objections. This response is a general observation and should not be taken as objecting to or supporting the application.

- V. W/14/01852/PP - Laburnum Cottage, Main Road, Bredon, Tewkesbury.

Two storey rear extension plus other internal alterations.

The Parish Council objects to the proposal.

This building is located within the Bredon Conservation Area and is highlighted as an Unlisted Building of Local Interest in Wychavon's Bredon Conservation Area Appraisal (2008).

The proposed extension does not make use of forms and materials in keeping with the original building. The original house (less modern extensions) is constructed in local Cotswold stone. Wychavon's Residential Design Guide SPD states that a house extension should normally reflect, in its design and materials, the character and style of the original dwelling."

The proposed extension does not preserve or enhance the character or appearance of the Conservation Area, as required by ENV12. The VDS, adopted as a Local Information Source by Wychavon in September 2011, demonstrates that the majority of buildings in the Conservation Area make use of Cotswold stone in their construction, giving the historic part of the village its distinctive character.

The proposed extension does not harmonise with the other historic buildings within the local street scene. Policy SUR6(b) requires the extension to harmonise with the character of the existing landscape or streetscape. Bredon Village Design Statement (VDS) Guideline 6.1.m calls for "designs and materials in keeping with the street scene", and for the use of "traditional vernacular forms to conserve and enhance the special historic character of the village".

Wychavon Local Plan Policy SUR6(a), Wychavon Residential Design Guide 5.39, and VDS Guideline 6.5.d, all stipulate that extensions should be clearly subservient in scale to the original building. The proposed extension tends to dominate the original building rather than being subservient to it.

- VI. 14/01958/PP - The Bredons, Kemerton Road. Proposed single storey rear extension. 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

b) Decided By Wychavon.

Approved by Wychavon

W/14/01700/PN - Home Farm, Manor Lane, Bredons Norton.

W/14/01958/PP - The Bredons, Kemerton Road, Kemerton,

Refused by Wychavon

W/14/01706/PN - Lampitt House, Lampitt Lane, Bredons Norton,

Withdrawn.

W/14/00545/OU - Land adj to Orchard House, Eckington Road, Bredon.

c) Update On Developments In Bredon.

*Cllr Woodward left the room and the meeting was chaired by Cllr Handy.*

I. Planning Inspectorate: Ref 2217607: Land off Cheltenham Road.

The council unanimously agreed to engage a barrister for the forthcoming appeal, a limit of £5,000.00 was set for the drawing up of the 'Statement of the case' and representing the council at the public enquiry.

The council agreed for the planning group to engage a barrister and prepare the statement of case on behalf of the council.

*Cllr Woodward returned and resumed the chair.*

II. Land of Tewkesbury Road.

The appeal public enquiry date has been set for the 11th March and is expected to last for 8 days.

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

The appeal launched by the developer was refused by the planning inspectorate.

d) SWDP

Cllr's Palmer and Darby had attended the recent SWDP briefing at Wychavon.

The latest news on this is available at

<http://www.swdevelopmentplan.org>

Item 7 was bought forward  
Cllr Falvey then left the meeting.

**5. Finances.**

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

PC – Grant Thornton £480.00, SCS Installations £1,890.56, GBD £1,059.87, Moreleys £518.47, Clerks Expenses £30.11, S J Booth £416.65, S Gwilliam £315.50.

VH – CW Hygiene £71.07, A and E Fire Equipment £630.49, D Rosser £16.00, J Lomasney £124.00, HMRC £67.86, A Snow £74.50.

b) Financial Report.

Financial report was presented to the council.

**6. Correspondence For Information.**

The neighbouring property to Cherry Orchard Play Area had informed the council they were pleased with the maintenance now taking place.

The clubs are experiencing problems with the drainage by the changing rooms on the playing field; they have been cleared and will be monitored by the clubs.

**7. To Discuss The Fire Exit At The Rear Of The Chandler Room.**

The council looked at the area and plans will be presented at the next meeting to hopefully resolve the issue by Cllr Falvey.

**8. To Discuss Wheelchair Access To The Village Hall.**

To date only one quote had been received.

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

The council agreed for a panel to be replaced by a gate.

The council has mixed feelings regarding solar panels on the village hall complex, from an aesthetic point of view. The council agreed for Cllr Shiels to explore this further with Mr Daniels and to report back to the council.

*Cllr Shiels left the room.*

**10. Photographic Competition.**

The council was very disappointed with the response to the competition; due to the amount of entries only one prize in each category was awarded.

First prize in the over 14 was Imogen Shiels.

First prize in the under 14's was Archie Shiels.

*Cllr Shiels re-joined the meeting.*

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

Deferred.

**12. Electronic Communication.**

The council agreed to set up 'pilot schemes' on Twitter (Cllr Shiels) and Face book (Cllr Sly), which will run for two months. The item will be discussed again in January.

**13. To Consider Lighting For The Bowls Club Wall.**

The council agreed for the proposed lighting to be installed in the bowls club wall, however, motion sensors would be preferred. The council would also like to see the existing main light, with motion sensors as well.

**14. To Consider The Purchase Of A Projector And Sound Equipment For The Chandler Room.**

To date only quote had been received.

**15. To Consider Applications For New Homes Bonus.**

The council agreed to proceed with the application, to include The Dock, Cricket Club and Play Group requests. Clerk to contact all applicants.

**16. To Review Parish Councils Standing Orders.**

The council will include in its standing orders two 'stand-alone' documents. Protocol on Communications and a Publication Scheme.

**17. Progress Reports For Information.**

- a) Clerk.  
Previously circulated.
- b) Bredon Village Hall.  
The curtain rail has collapsed in the old hall, Cllr Falvey to arrange for it to be fixed.  
The council agreed not to give reductions in storage charges.
- c) Bredons Norton Village Hall.  
No report.
- d) County and District Councillor.
  - 1. As you saw we got the Kinsham Road repairs done and I do take on board the Clerk's point about the footpath but while there was a chance of using this Government's cash grant through the pot hole challenge fund to repair that road, it was too good an opportunity for me to miss. The cost of the works for those who are interested were somewhere in the region of £50,000 to £60,000 and we will be back in the summer of next year to tie this all together.
  - 2. The Drainage Kinsham Scheme has at long last been finished although I did notice that Ex Cllr Onions was suggesting further work that could be done but hopefully this will resolve the problem of flooding on the top side of the main drag through Kinsham.
  - 3. The gravel pits appeal. I am sure that you will have noticed that the planning inspectorate had pretty short shrift with this application, describing two of the houses as being uninhabitable if they had been built and out of all the planning decisions I have read through from the Inspectorate, this frankly was possibly one of the most abrasive and shortest I have come across in some time. It also gave me a bit of hope on the question of the 5 year housing land supply since you dismissed that argument out of hand in that 6 houses would not have a material effect on one way or the other and it has led me to think that when in early December we are attempting to fend off the Bensham's application if we could not deploy the same argument, since while I am dictating this I am unable to divide 28,300 odd by 35 that I am willing to bet that the percentage figure would be extremely low.
  - 4. As you know I am determined to try and resolve the flooding issues that arise in Queensmead 71, 72 and 73 particularly since I do believe that there is a way that we could possibly solve this and so the County Council is doing a level survey within the next two weeks to ascertain a viable engineering solution, and they are coming up with a slightly different solution which would involve us not only laying a pipe into

the next door neighbours land but also to have a tank and a soak away system to take the water at times of stress rather than continuing a pipe on and then into Councillor Adrian Derby's land and hence add further pressure to Kinsham, but I will update you at the next meeting as to the County's project engineers capital drainage schemes thinking.

5. As some of you will know from my letter of 10th September, I raised the possibility of including the land behind Perwell Close into the Conservation Area and I asked the Managing Director, on his visit to Bredon of Wychavon District Council, Jack Hegarty if he thought this was feasible. The problem is that the existing boundary is not continuous with the brook either and unfortunately the buildings on Perwell Close or the land where the trees are felled do not possess enough historic or architectural interest to justify inclusion in the Conservation Area which is a bit of a blow. I enclose the letter for your interest but as yet I am unaware that they have submitted a planning application and I will continue to chase the Forestry Commission to take action if they do not replant the trees. This will become easier in 2015 since they are moving out of their offices in Whittington and taking up some surplus space in County Hall and dare I say, paying us what I regard as quite a handsome dividend.

- e) New Homes Bonus 20130-2015.  
The council agreed the quotes for replacing the wall and cleaning of the benches. Siting of the trees is in progress, sites have to be approved by Highways and all other service providers.
- f) Leases.  
Contrary to previous communications with the Tennis Club, the club is now not accepting the rent increase. This matter has been going on for over seven years, and the council agreed to stop all new lease negotiations with the Tennis Club and the offer of a new 25 year lease is now removed. The council expects payment of the outstanding rental increase of £500 within two weeks - if the outstanding monies are not received then the Council will start legal proceedings in respect of a breach of the lease and failure to pay the rental figure.
- g) Cherry Tree Play Area.  
Due to the covenant in place, the council agreed to maintain the existing play area.
- h) Grass Cutting.  
Last cut has taken place.
- i) BCPR.  
Agenda item for next meeting.
- j) Parish Magazine.  
Photo Competition, Tewkesbury Road Appeal, Work at the Dock.
- k) Westmancote Bus Shelter.  
Cllr Falvey to arrange for the roof to be boarded.
- l) Bredons Hardwick Bus Shelter.  
On going.

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

Malcolm Dunn to be invited to attend.  
Football Club Extension.  
Playing Field Maintenance.

## **19. Date Of Next Meeting.**

Monday 3<sup>rd</sup> November 2014.