

The Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 12<sup>th</sup> April 2010 at 7.15pm.

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

In Attendance Ms Shields (Clerk), Mr and Mrs Denvir and Cllr Hardman (County and District).

Mr Denvir asked when the *Site Allocations & Policies Development Plan* would be finalised. The consultation closes on 30 April, and the SAPP is expected to be finalised in the autumn. Mr Denvir also asked how residents would be informed about the timetable. Wychavon are the primary informer; however the parish council will do its best to inform residents via the website, posters and the parish magazine. Mr Denvir also asked when the Council's response to the SAPP consultation and its list of key points for residents would be published on the website. The Council will publish these as soon as practicable once they have been agreed.

## AGENDA

### 1. Apologies for Absence.

Ms Allen and Mr Verrechia.

### 2. Declaration of Interests.

Personal; Cllr Frampton item 17 and Cllr Darby item 7 (Response to SHLAA Area 12-02)

### 3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 8<sup>th</sup> March 2010.

The minutes were agreed and signed by the Chairman.

### 4. Correspondence For Information.

A tree Preservation order has been placed on the Oak Tree in Oak Place, Bredons Norton. The WI had carried out a litter pick in the village and asked if a litter bin could be provided by the Shop in Church Street.

### 5. Invoices to Be Paid.

The following were agreed for payment.

New Farms Grounds Maintenance £714.67, British Gas £1,075.84, British Gas Electricity £406.33, Hall Managers Salary and Bar Staff £439.17, Lengthsman £176.00, HMRC £380.15, Clerks Expenses £209.07, Village Hall Admin £750.00.

### 6. Progress Reports for Information.

a) Clerk. (see attached)

b) Playing Field Support Group.

The council agreed the following;

- The Playing Fields project will be discussed under the agenda item 'Playing Field support group report' at each Parish Council meeting.
- A written update on the project will be provided in advance of the meeting to go with the other papers distributed by the Parish Clerk.
- These reports and any other project correspondence will be sent via the Parish Clerk
- Malcolm Dunn (deputy in his absence), from BCPR, will be invited to attend the meeting if any questions need to be answered in respect of the above
- Discussions / decisions on this project will normally be taken at the regular Parish Council meetings. In exceptional circumstances a special meeting of the Parish Council will be convened
- BCPR will be provided with written confirmation after each meeting of decisions taken by the Parish Council
- Project meetings similar to the one attended by reps from BCPR, Parish Council and LEADER programme, in February, will be held at regular intervals. Parish Council to agree and confirm with BCPR how frequently / when these should take place

The council agreed that Mr Dunn should discuss items with the whole BCPR before submitting monthly updates, the three councillors on the group were not aware of the update before it was presented.

c) Bredon Community Hall Management Group. (Minutes attached.)

d) Bredons Norton Village Hall.

Cllr's Whiting and Allen had attended a recent meeting.

e) Lengthsman.

Ongoing

## BREDON PARISH COUNCIL

- f) Clerks' Finance Working Group.  
The clerk to advertise for an Internal Auditor, in the first instance in the parish magazine.
- g) County and District Councillor.  
Cllr Hardman and a representative from Highways had inspected Blenheim Drive, Jubilee Drive and the Westmancote Road with a view to repair. Chevrons will be placed on Ridgeway Bank bend.
- h) Bredon Hill Conservation Group.  
The Parish Council has written to the Group pointing out a number of ways in which the Secretary, Willy Ford, has failed to carry out his role competently. He has repeatedly failed to consult members as required under the constitution. He has failed to undertake key tasks agreed by the Group. As a result there are ongoing attempts to tighten procedures, and ensure that the Group functions properly in future, with the transparency expected of a publicly-funded body.  
There remain particular concerns. No 'Scheduled' meeting is planned until September, despite there being a lot of business to conduct. The procedures for minutes, the role of chairman, and the secretary's funding have still not been resolved. The Parish Council agreed that these matters need to be settled by June to ensure Bredon's continued participation in the Group.  
The Group did agree to Bredon's requests to respond to the South Worcestershire Site Allocations & Policies consultation, and to the Gloucester-Cheltenham-Tewkesbury Joint Core Strategy.
- i) Parish Plan.  
The Village Design Statement Group has now collated the responses to Questionnaire that was sent round two weeks ago. 29% of households in Bredon responded. This is a very high response for a consultation of this kind and shows the degree to which local people are engaged in planning issues. The questionnaire identified very strong consensus around a number of issues, including:
- 93% of respondents would not like significant new housing development by 2026
  - 95% think it should be a priority to maintain the open countryside along the roads into Bredon
  - 95% want affordable / social housing to be reserved for local people
  - 97% want new development to be planned with the aim of safeguarding the AONB
  - 93% want the open space around the church and tithe barn to be protected
  - 85% do not want new development to have street lighting
  - 86% want new development to be located within easy walking distance of shops and schools
- j) Highways Issues.  
Clerk to report, lack of road markings outside the Pottery, Grit bin at the bottom of the Dell, a horse sign outside Ridgeway Bank.
- k) Motorway Noise.  
Ongoing

### **7. Planning.**

#### For Consultation

- a) W/10/00472/PP Old Hall, Back Lane, Bredon. Repair of collapsed dry stone wall boundary to the west of the property. Recommend approval using similar stone as per application.
- b) W/10/00445 PP Saint Catherine's Barn, Lampitt Lane, Bredons Norton. Replacement single storey outbuilding for annex accommodation, garaging and store facilities associated with existing dwelling. Recommend approval.
- c) W/10/00483 /PP 15 Hill Close, Westmancote, Bredon. Proposed new bungalow approval. Proposal is in line with the outline planning agreed previously.
- d) W/10/00348/PP South View, Westmancote, Bredon. Proposed demolition of existing conservatory and construction of new conservatory. Recommend approval

#### Refused by Wychavon

W/09/02288/OU - Bens Hollow, Dock Lane, Bredon.

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

#### Approved by Wychavon

J Shields  
Clerk

## BREDON PARISH COUNCIL

W/09/02897/PP Dovecote House, Rectory Lane, Bredons Hardwick,  
Single storey front extension to provide porch, cloakroom and dining room.

W/09/01590/LB Wells Farm, Lower Lane, Kinsham, Retention of internal works to listed building including replacement of two fireplaces on the ground floor, replacement of one staircase from the snug to first floor, insertion of two en-suites on first floor. Internal works to utility area comprising two replacement doors and floor and en-suite/staircase/kitchen in the annexe.

### **South Worcestershire Joint Site Allocations & Policies Development Plan (SAPP)**

The Council agreed its response to the SAPP consultation. The Council remains firmly of the view that Bredon is not a sustainable location for significant quantities of new housing, due to its lack of employment opportunities, severe constraints on its existing health and education services, and the limitations of its transport and drainage infrastructure. However, the Council recognizes that under the South Worcestershire Joint Core Strategy, Bredon, as a Category 1 Village, is likely to be required to provide 70-100 new dwellings by 2026. We have sought to engage constructively with the consultation, and highlight in an even-handed manner the problems and advantages of the various sites proposed. The Council's comments aim to reflect the strongly expressed views of residents given in the 'Bredon Development Questionnaire'.

#### **8. To Discuss 'Village Hall' Or 'Community Hall'.**

It was agreed to retain the name 'Bredon Village Hall'.

#### **9. A Statement Regarding the School Sign in Church Street, Bredon.**

The council has been advised by Wychavon that "the sign erected at the above named school is permitted under class 2 ( C ) of the Town and Country Planning (Control of Advertisements) Regulations 2007. As such, consultation is not required as the sign is regarded as "deemed consent" under the regulations. Worcestershire County Council is responsible for the sign and may erect such, as a statutory undertaking, without consulting the relevant departments/people.

#### **10. To Discuss The Recent Report On The Playground.**

The council agreed for the swings to be repaired and for the brook to be cleared of debris. The Clerk to arrange for the brambles to be cut back.

#### **11. To Discuss Clerks Contract.**

The Staffing Committee will deal with this issue.

#### **12. To Discuss the Parish Paths Partnerships Scheme 2010 – 2011.**

The council agreed to continue in the scheme.

#### **13. To Consider Renewing Participation in the Lengthsman Scheme.**

The council agreed to continue in the scheme.

#### **14. To Consider Funding For Bredons Norton Village Hall.**

The council agreed there were two village halls with in the parish and the parish council respects its Bredons Norton Independence. However, the council will lend support to the Hall at Bredons Norton, should the need arise.

#### **15. To Discuss Funding for the Youth Club.**

This item to be decided by the Village Hall Committee.

#### **16. To Discuss Renewal Of the Lease for the Tennis Club.**

An independent advisor will be engaged to assess a fair market rent on all the playing fields and tennis courts.

#### **17. Brensham Court and Waste Collection.**

The council fully supports the views of Brensham Court residents, however the occupier of the house must make direct representation to Wychavon.

#### **18. Items For Future Agenda.**

Church Walk and coping stones on the Glebe wall.

#### **19. Date of Next Meeting.**

10<sup>th</sup> May - Annual Parish Council Meeting.

24<sup>th</sup> May - Annual Parish Meeting.