

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Planning Meeting held at Bredon Village Hall on **Monday 30th January 2023 at 7:00pm.**

Present: Councillors: Mr Rob Bell, Mr Nick Bradley [Chairman], Ms Karen Brooks, Mr Kevin Falvey, Ms Katie Hall, Mr Ed Pyke, Mr Andrew Rhodes, Mr Declan Shiels and Mr Rob Sly.

In Attendance: Mr Tim Drew (Clerk).

1. Apologies for Absence.

Cllrs Mr Matt Darby, Mr Neil Leyden, Mr Brod Whiting and Mr Adrian Hardman.

2. Declaration of Interests.

There were no declarations of interests.

3. Finances:

Invoices to be paid:

Village Hall:

Sheldon Inns Ltd	Warm Room – 25 x Cottage Pies	£198.75
Fantastically Fresh Ltd	Warm Room – 40 x Fork Buffet	£288.00

Parish Council:

Enerveo	Replacement Street Lighting (3 x Highway 16)	£1521.29
Community Heartbeat	Defibrillator Pads & Electrodes	£154.80
Wychavon	Annual Clean/Empty of Cotswold Close Dog Bin	£100.34

All payments above were **agreed**.

4. Planning:

a) For Approval:

- i. W/22/01380/HP & LB True Blue Farm, Lower Lane, Kinsham, GL20 8HT
Various internal alterations, erection of ground floor extension and orangery, refurbishment, and conversion of existing out building to living accommodation, construction of new link to out buildings.
No objection, subject to approval by the Conservation Officer.
- ii. W/22/02719/HP The Birches, 11 Perwell Close, Bredon, GL20 7LJ
Removal of existing conservatory to be replaced with an extension. Conversion of existing garage to bedrooms. Erection of a new garage, plus internal works to provide open plan living spaces.
No objection, subject to approval by the Conservation Officer.
- iii. W/22/02668/CLE Severn Sailing Club, Wharf Lane, Bredon's Norton, GL20 7HD
Certificate of lawfulness for existing use of 15 caravan pitches.
No objection, but it is suggested that a condition be imposed which restricts the use of the 15 pitches should be for members and invited guests only and should not be let.
- iv. W/22/02723/HP The Olde Forge, Rectory Farm Lane, Bredon's Norton, GL20 7EZ
Construction of a two-storey extension to the rear of the property with minor interior alterations and on the front elevation, to alter the dormer window to Bedroom 3.

No objection. (It was noted that a neighbour had queried the ownership of the adjacent footpath).

- v. W/22/02726/PIP Blenheim House, Tewkesbury Road, Bredon's Hardwick, GL20 7EE
The construction of up to 2 self-build dwellings.

Objection. It is considered that the application does not provide sufficient information to enable any objective comments to be made, as it is not clear the proposed location of the dwellings, their size or style, or the position of access points, etc. Notwithstanding this, the Parish Council has reviewed the information provided and is concerned by the neighbours' comment that a large number of trees have been cleared from the site. It is hoped that the Council's Tree Officer /Arboriculturist will investigate this claim and check the trees removed, to ensure that none were subject to TPO's, but further whether it is necessary for the trees to be replaced. The Council's concern is that whilst the plot may be large enough to accommodate 2 dwellings, it is believed that this represents over development, which is outside of the development boundary. The implication of the proposed development would be significant affecting the Cross Keys Inn street-scene at Bredon's Hardwick and will potentially affect an area which is already subject to flooding on the public highway to the front of the applicant site. Also, there are concerns over the implication on the highway, given the inevitable increased vehicular movements accessing the site, in such close proximity to two busy commercial premises and the adjacent busy Hardwick Bank junction.

- vi. W/22/01945/HP The Cottage, Chapel Lane, Westmancote, Bredon, GL20 7ER
Alteration, refurbishment, and extension of residential dwelling, including alterations to garden boundary treatment and provision of new vehicle access off Chapel Lane.

Objection. The Parish Council's comments, submitted in a letter of 16th December 2022, still apply. However, it is recognised that there are some improvements in the revised application, but the amendments are not considered to go far enough, as the alteration/extension should be subservient to the existing building. Changes are still required to the roof height (a reduction in the ridge height, pitch, or changing to a hipped roof) and the width of the extension which is still too close to the stone boundary wall. The proposals do not comply with NPPF and development plan policies, or the South Worcestershire Design Guide. The council recommend this latest application is be refused and any future plans submitted are in line with BPNP policies and guidance.

The councils above comments were **agreed**.

- b) Approved:

- i. W/22/02247/LB Laburnum Cottage, Manor Lane, Bredon's Norton, GL20 7HB

- c) Street Trader Application – 23/00325/STRETR:

The council had no issue with issuing a trader licence for street food at the Cross Keys Inn car park at Bredon's Hardwick, but there are concerns relating to road and pedestrian safety and littering. It was **agreed** the trailer should be pushed further back onto the car park, east of the outbuilding.

- d) Other Planning Matters:

Although a decision was expected in January on the Ashchurch Bridge over Rail (ABoR) High Court Appeal, this is now expected w/c 6th February 2023.

5. Progress Reports and Updates for Information.

The council's insurers, BHIB/Aviva, have advised they will settle the claim, less a £250 excess, for the car was damaged in the Main Car Park by the dislodged tarmac. It was **agreed** the Clerk would forward a claim.

A resident's request for an additional dog bin at the top of Station Drive was **agreed**. Clerk to request that Wychavon Street Scene and Amenities also consider installing bins at every bus shelter.

6. Councillors Reports and Items for Future Agenda:

Cllr Sly advised that Slow Ways is a verified footpaths project across the UK, but the Tewkesbury and Beckford nodes (our two nearest settlements on their network) are particularly poorly covered at present.

Cllr Falvey raised funding for the Kemerton Road Hedgerow (Whips).

Cllr Falvey confirmed the installation of barriers and bollards for the two car parks was progressing. It was **agreed** to order a replacement car park skip.

Cllr Falvey reported incidents of Anti-Social Behaviour which the Police are investigating and the protagonists have been identified.

Cllr Bradley confirmed the next Castle View meeting is scheduled for mid-February.

15. Date of Next Meetings:

13th February 2023