

BREDON PARISH COUNCIL

The Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 14th March 2011 at 7.15pm.

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

In Attendance Ms Shields (Clerk). Mrs P Latham (Development Worker – Older Peoples Service Rooftop Housing Group Limited, Mrs Hartley, Heather Johnson, Mr C Gray, Mr I White, Mr D Stirling, Mr and Mrs Powell, Mr Simkin, Mr Drane and Mr Bromfield

Mr C Gray, Mr I White and Mr D Stirling presented pre-application plans and answered questions regarding a development at Grange Farm, off Oak Lane.

The council responded that according to the results of its recent village design questionnaire the overwhelming majority of Bredon residents (93% of respondents) are opposed to a significant amount of new housing in Bredon. Since 2007, permission has been granted for 59 new dwellings, representing a very significant expansion of the village. The parish council would strongly oppose any new housing at Bredon Fruit Farm at this time. However, if under the emerging South Worcestershire Development Plan (SWDP) Bredon is *required* to accommodate significant quantities of new housing, the council may look more favourably on an application covering part of this site, only in so far as it would help to satisfy any housing shortfall. Planning officers are currently working on a draft development policy for the South Worcestershire villages, and a clearer picture of Bredon's housing requirement is expected to emerge during the coming months. The parish council therefore urged Mr Gray to defer any application until the summer when the SWDP requirement could be better assessed

Mr and Mrs Powell and Mr Simkin expressed their concern at the recent planning application in Gravel Pits Close which the council had recommended for approval. The Parish Council's recommendation had appeared in the parish magazine before they, as neighbouring property owners had been notified of the application by Wychavon, the local planning authority.

The parish council only has an advisory role, and is one of many consultees in the planning process. Any administration errors should be taken up directly with Wychavon's planning officers.

Neighbouring residents who are unhappy with planning applications can have their most effective say by commenting directly to Wychavon. Residents are also free to make representations to the Parish Council prior to its deliberations. However, the parish council is not able to canvass the opinions of neighbours with relation to individual planning applications.

When considering whether to recommend or object to a planning application the parish council must have regard to existing planning policy and legislation, and base its recommendations to Wychavon on sound planning arguments. Often, the council recommends the approval of an application based on the knowledge that it is likely to be allowed under existing policies, and not because it holds the view that the application is positively beneficial. In such cases, to avoid future misunderstanding, the council will use the phrase 'does not object to' in place of 'recommends approval of'.

Mrs Phillippa Latham. The Independence at Home, support service at Rooftop Housing Group provides services designed to support older vulnerable people to live

BREDON PARISH COUNCIL

independently in their own homes regardless of whether they live in private rented accommodation, social housing or are owner occupiers. The service is free to those in receipt of certain benefits.

The type and frequency of support is agreed, at an initial visit with the customer and our trained and experienced staff. The support covers areas such as home adaptations, safety, financial security, telecare, wellbeing, moving home, affordable warmth and health to name but a few. Our service encourages older persons to take control and maintain their independence and through this to achieve the maximum enjoyment from their homes, their lives and their community.

We are well aware that life can have its ups and downs. If you feel you want know more about what we can offer please call us on 01386 420861 to discuss your needs and aspirations. There may be a concern about a relative, a friend, a neighbour or a carer, if so call us on the same number and talk to us.

Mr Drane raised three concerns, the proposed cuts in subsidy to the bus service, lack of published minutes and the proposed planning application at Kirkland's, Main Road.

The council is very concerned at the County Council proposed cuts in subsidy to the bus service, which could result in the reduction or abolition of the bus services Bredon and the Bredon Hill villages. It is writing to the county council with the support of Bredon Doctors Surgery.

The parish council carries out its statutory duty of publishing the minutes by placing them on the website, a reader friendly resume is placed in the parish magazine, however a printed copy will be placed in a Village Notice board or the Village Hall from now on.

All applications are considered against what is likely to be allowable under planning legislation. District Councils need to be mindful that where their decisions are not backed up by sound planning arguments, their decisions can be reversed on Appeal, and costs can be awarded against them.

In this case the applicant had complied with all the recommendations put forward by the Conservation Officer in the earlier application.

1. Apologies For Absence.

2. Declaration Of Interests.

Councillors were reminded of the need to update their register of interest. Cllr Darby declared a prejudicial interest in item 6a (i), as previous owner, and took no part in the decision.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 14th February 2011.

The minutes, having been circulated, were approved and signed as a true record.

4. Correspondence For Information.

Correspondence received from Mr Culter and Mr Drane regarding Kirkland's planning application see above.

Eon supplied a pack of useful items to be kept together for use in a power failure, including, analogue telephone, torch with batteries, wind up telephone charger, battery operated radio, foil blanket, reusable hand warmer, this will be on display at the Annual Parish Meeting and will be raffled.

Received from Mr and Mrs Powell and Mr Simkin expressing concerns at the recent planning application see above.

Correspondence received from Gemma BDS Ltd on behalf of Pye Homes asking if the council would accept and pay for street lighting at the new Orchard Close development (south of Blenheim Drive). The council agreed that it was opposed to

BREDON PARISH COUNCIL

street lighting at this location. Cllr Darby will notify Gemma BDS of the council's decision.

5. Finance

a) Invoices to Be Paid.

The following were invoices were agreed for payment:-

Performing Rights Society £296.40, CW Cleaning £26.68, RPK Maintenance (Hall) £1,769.62, 396.38, Salt £17.18, Cannon £44.00, Gas and Electric Hall £593.41, N Power £2.44, Village Hall Curtains £30.00, L and L Installations £2,537.85, Lengthsman £176.00 (Feb), Waverley £269.02, BT Village Hall £226.65, Ballinger Design £2,987.45, Wages and salaries £12,375.78 gross, A J S Logging and HFN £16,145.84.

b) Financial Report.

Remittance received from:-

Water Rates Football £172.20 and Rugby £32.80, Leader £21,861.96. Lengthsman Jan £176.00, BCPR £15,662.54 and £445.55 donation towards hearing Loop in Village Hall.

6. Planning.

For Consideration.

(I) 11/00462 Little Orchard, Lower Lane, Kinsham. Change of Use from agriculture to residential garden. The council have no objections to this application, however we would request that if you approve this application a condition be applied that all further permitted development rights be removed covering the whole of the new Little Orchard site.

(II) 11/00349. Apple Yard, Oak Lane, Bredon. Two storey rear and single storey side extension to house. The council have no objections to this application on the understanding that the Garage is still NOT included as per the original approval.

a) Decided by Wychavon.

Approved by Wychavon.

(I) W/10/02920/PP - Ryecroft, Chapel Lane, Westmancote. Single storey rear extension & porch; roof alterations.

(II) W/11/00106/LB Lower End Cottage, Lower Lane, Bredons Norton. Installation of bi-folding doors and conservation rooflights in extension.

(III) W/11/00110/PP Cartref, 1 Oak Gardens, Bredon. Single storey rear extension.

To Go To Appeal.

W/10/02611/PP - West Barn, Farm Lane, Westmancote.

Withdrawn Applications

RefW/10/02903/PP - Saint Catherine's Barn, Lampitt Lane, Bredons Norton.

Cllr Darby proposed and it was agreed that the council open a dialogue with Northway and Ashchurch Parish Councils after the coming election, with a view to lending each other support on major planning issues.

7. To Update The Council On The Rugby Club And The Village Hall.

Cllr Woodward proposed, Cllr Frampton seconded and it was agreed by all to progress the new plans for the Rugby Club extension.

8. To Consider Renewing the Grazing Agreement for the Glebe Field.

The council agreed to offer the agreement to Mr Jones for a further year.

9. To Discuss the Provision of Allotments.

The council agreed for Cllr Darby to pursue the forming of an Allotment Co Operative, with the view to the parish council facilitating the inception, but for any co-operative it to be financially self-sufficient

10. To Discuss Placing The Playing Fields In Trust.

In progress.

BREDON PARISH COUNCIL

11. To Consider A Shared Vehicle Activated Speed Sign.

The council agreed not to pursue this item.

12. To Discuss Snow Clearance.

Deferred due to time.

13. To Discuss The Councils 'On Line Presence'.

In progress

14. To Approve the Draft Village Design Statement.

Cllr Brown proposed, Cllr Hardy seconded and it was agreed to approve the VDS subject to minor amendments and corrections. The Committee of Volunteers which drafted the VDS under the Chairmanship of Allan Scott was thanked for producing a thorough document.

15. To Discuss the Inclusion Of Skateboarding Facilities on the Playing Field.

After a lengthy discussion it was agreed to consult Mr Dunn as to whether there was space in his plan for a skate facility, before making a decision.

16. To Discuss The Sports Clubs Leases'.

The Tennis Club had returned the provisional lease; the comments were unacceptable to the council. The council agreed to the tennis club's suggestion of keeping the old lease and the club would be invoiced for £1,000.00 in August.

17. Progress Reports For Information.

a) Clerk.

Electoral forms were made available.

b) Playing Field Support Group.

The repair to the bridge is still in progress.

c) Bredon Community Play and Recreation.

The council is concerned that the group is using land outside the plans.

The existing play equipment belongs to the council and not BCPR.

Parish council representatives will consult with Mr Dunn at the next meeting.

d) Bredon Village Hall Management Group.

Draft minutes enc.

e) Bredons Norton Village Hall.

f) County and District Councillor.

g) Bredon Hill Conservation Group.

A date for a meeting has been set.

h) Parish Plan.

i) Highways Issues.

j) Motorway Noise

18. Items For Future Agenda.

It was agreed to add South Worcestershire Development Plan (SWDP) as a standing agenda item in place of Parish Plan

19. Date of Next Meeting.

Monday 11th April.

Annual Parish Council meeting followed by Parish Council Meeting 16th May 2011.

20. Date of Annual Parish Meeting.

9th May 2011 at 7.30pm