

Bredon Parish Council

Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 11th July 2011.

Present: Cllr's Mrs Sally Brown, Mrs Gail Whiting, Mr Matt Darby, Mr Kevin Falvey, Mr Allen Frampton, Mr Phil Handy, Mr John Masters, Mr Andrew Rhodes, Mr Rob Sly and Mr Andrew Woodward (Chairman).
In Attendance Ms Shields (Clerk) and Mr M Draper (Bredon Football Club).

Mr Draper informed the council of the football clubs concerns re the condition of the playing field in relation to the Mockfest event taking place. He also asked for a copy of the lease(s) relating to the Football Club.

1. Apologies for Absence.

Apologies were received and accepted from Cllr Adrian Hardman (County and District).

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(ii) and 16(f) and took no part in the discussion, Cllrs Darby and Rhodes declared a non – prejudicial interest in item 6a (vii) as neighbours, Cllr Falvey declared a prejudicial interest in Item 13 and left the room when the item was discussed, Cllrs Falvey, Frampton and Whiting declared a non prejudicial interest in item 16 h as neighbours and user of the field. Cllrs Falvey and Darby have a prejudicial interest in item 15 and will not be part of the sub group.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 6th June 2011.

The minutes with the inclusion of one item were approved as a true record and will be signed at the next meeting.

4. Correspondence For Information.

The chairman had received an E Mail from the Football club regarding Mockfest stating they had not been informed of the event and that it coincided with one of their fixtures. An E Mail had been received from Moretons Bank regarding Mockfest, apologies were given for not informing the residents and field users and their concerns will be taken into consideration.

The Clerk had responded after consultation with the chairman that all necessary precautions will be used to protect the surface of the football pitch and apologised for the lack of communication to them regarding the event.

Copies of 'Review of Polling Districts and Stations' were made available to councillors.

Cllr Handy, having recently attended with the chairman, a seminar about the Standards board,

- re iterated to the council the importance of all communication going through the clerk, to ensure there is a paper audit trail.
- All interests in any item on the agenda must be declared at the meeting, failure to do this may result (from April) in criminal proceedings.
- In future all planning applications must be circulated by the clerk to the planning group, again to ensure a paper audit trail.

5. Finances.

a) Invoices To Be Paid.

The following were invoices were agreed for payment:-

Playground Inspection	£84.00
Maintenance	£108.00
M Adlard	£510.00
Clerks Expenses	£206.58
Lengthsman	£176.00
Severn Trent	£137.75
S Trent	£22.67
New Farms	£1,459.75
N Power	£66.09
N Power	£2.46
HMRC	£175.10

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Salary DD £623.48

Hall

Wages £556.85
WDC Trade Waste £34.41
CW £26.21
Gas and Electric DD £401.33

BPCR

Severn Signs £24.00
Glos CC £53.17
Bredon Directory £60.00

b) Financial Report.

Remittances were received from:-

Parish Council

Lengthmans £176.00
Lengthmans £132.00
Interest £2.04
Interest £1.97
Wayleave £18.36

Hall

June Hall £3,905.77
June Bar £79.50
Phone £42.14

BPCR

Leader £12,035.83
106 £36,000.00
Groundwork £21,901.25
Groundwork £20,280.19

6. Planning.

a) For Consideration.

- i. W/11/011169/LB Firtree House, Manor Lane, Bredons Norton. Alterations and repairs to exterior. No reasons to object.
- ii. W/11/01240/CU Little Orchard, Lower Lane, Kinsham . Removal of conditions to allow retention of Leylandii hedge, while new hedge grows. Removal of condition 3 of W/11/00462 to allow the retention of Leylandii hedge whilst new hedge grows & retain Leylandii plants on North & Eastern boundary for 4 years. Advice reports, it would seem that a new hedge would never grow whilst these leylandii are in situ, therefore object to this condition (3) being removed.
- iii. W/11/00969/PN Drapers, Church Street, Bredon. Conversion of dwelling into two flats. We are concerned that if approved this conversion will lead to extra parking requirements in an area already highlighted as having parking shortages, otherwise no reason to object.
- iv. W/11/01245/PP The Croftlands, The Lane, Bredons Norton. Rear single storey garden room. No reasons to object.
- v. W/11/01338 /PP Bredon Field Farm, Mill Lane , Strensham. Change of use of existing agricultural buildings and conversion to B1 use together with the removal of steel portal canopy; new private access road, car parking & drainage. No reasons to object.
- vi. W/11/01220 and W/11/01219 Pound Cottage, Westmancote. Non-material amendment to planning permission W/09/00505/PP for minor changes to the fenestration of the garden room, omission of utility room, amendment of positions of post door widths & confirmation of landscaping, paths & drainage. Minor amendment - no reasons to object.

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Amended

- i. W/11/00500/PP Greenback, Manor lane, Bredons Norton. Erection of two storey rear extension etc. Reasons to object , This extension is still too large. The Bredon VDS recommends that extensions remain clearly subservient (defined as less than 40% of area of the original building). In terms of scale, the proposal is not characteristic of the Conservation Area, as set out the Conservation Area Appraisal (2006). It would not preserve or enhance the character or appearance of the Conservation Area, as required under Local Plan Policy ENV12. The application fails to preserve the setting of a listed building, and does not comply with Local Plan Policy ENV14. A hedge separates the application site from Southcroft to the West (Grade II listed), however this is partly comprised of sparse fruit trees and parts of the new building will intrude visually on Southcroft
- ii. W/11/01221/PN Drapers, Church Street, Bredon. Proposed residential dwelling.

Whilst we accept the application has been amended we note as follows:
The proposed development is located in the heart of the Conservation Area (CA), at the eastern end of a cluster of exceptionally important listed buildings. These include St Giles Church (230 metres away) and Bredon Tithe Barn, which are both Grade I listed, and the Old Rectory (250 metres away) which is Grade II*. The site is immediately adjacent to four Grade II listed properties (Avon Cottage, 1 & 2 Avondale Cottages, Avondale), and is only 24 metres from the important Reeds Almshouses, which are also Grade II listed. The location for this development is therefore exceptionally sensitive. The current proposal does not preserve and enhance the CA as required by ENV12 of the Local Plan. It is not in accordance with the Management Proposals of the Bredon Conservation Area Appraisal (adopted by Wychavon, January 2008) or the Design Guidelines of the Bredon Village Design Statement, 2011 (VDS).

In particular the plans fail to preserve or enhance in the following ways:
CA Appraisal, Section 4.15 notes the limited spans of most historic dwellings. The proposed building is too deep. According to the applicant's information the footprint of the current proposal has increased by 25% compared with the approved permission W/09/00199/PN (from 75 sq m to 94 sq m). The majority of historic houses are aligned to the road either parallel or perpendicular (CA Appraisal, Section 3.20). The proposed house is aligned at 45 degrees to the road. VDS Guideline 6.1.k. requires new development to maintain the local tradition of plot sizes and orientation;

The exterior walls are proposed as being constructed from red brick. While some buildings in the CA are made from this material, the majority use typical Cotswold materials. VDS Guideline 6.2.b. gives Cotswold limestone as the preferred material for exterior walls.

CA Appraisal identifies 4.51 wooden five-bar gates as contributing to the rural character of the village. The proposed double gates are not in keeping with the CA.

VDS Guideline 6.7.b. specifies that tarmac should be avoided on driveways, with Cotswold gravel being the most appropriate treatment. The entrance section of the proposal (most visible from the road) is specified as tarmac. The reason given is gravel retention, however this is not in keeping with the CA, and shallow layer of gravel pressed into cement would be a preferable treatment.

No other reasons to objection.

b) Decided By Wychavon.

Approved.

W/11/00790/PP - 6 The Dell, Bredon

W/11/00799/PN - Bredon Playing Fields, Main Road

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Withdrawn.

W/11/00396/PP - 1 Back Lane, Bredon,

The council delegated Cllr Darby to draft a response to Worcestershire's draft *Landscape Character Assessment Supplementary Guidance*. This will be circulated to all councillors by the clerk for approval before being submitted.

7. To Update the Parish 'On Line' Presence.

Councillors were asked to look at different Parish Councils on line presence before the next meeting to help determine the approach. Cllr Sly will prepare a briefing sheet for the next meeting. Cllr Handy brought to the council's attention that the any web presence would have to be administered by the clerk, to ensure a paper trail.

Cllr Darby proposed, Cllr Rhodes seconded and it was agreed by all to give the Chairman the authority to comment to the news media on behalf of the council after consultation with either the clerk or the Vice Chairman, in the absence of the Chairman, the Vice Chairman would respond to any external communications.

8. To Update the Parish on Placing the Playing Fields in Trust.

This item is ongoing; there are grants being made available to celebrate the Queens Jubilee next year which the council may be able to utilise, Cllr Falvey to pursue with the Playing Fields Group and with other groups that use the field.

9. To Update the Council on Costs to Promote The Village Design Statement.

Deferred until the next meeting.

10. To Discuss Grassing Cutting in the Parish.

It was agreed that a sub-group, consisting of Cllrs Darby, Falvey, Hand and Rhodes, would meet to review the verge & grass cutting contract, with a view to making savings. It will consider whether the cutting of the playing fields and verges should be two separate contracts. It will also consider which verges should be cut, and with what frequency. It will report back to the council with its recommendations.

11. To Discuss a Parish Community Emergency Plan.

All councillors to look at the plan the item will be on September's agenda.

12. To Discuss Jubilee and Olympics.

The council agreed to help facilitate any celebrations which would be organised by other bodies.

13. To Discuss the Booking and Control System of the MUGA.

- a) As an interim measure the Chairman to ask the hall manager to manage the bookings of the MUGA.
- b) Cllrs Sly and Falvey to look at on line bookings systems and control panels.
- c) Clerk to ask Mr Dunn re gates on the entrances which can be locked.
- d) The MUGA would be available for use from 9.00am to 6.00pm Monday to Friday, from 6.00pm to 9.00pm a booking system will operate at £20.00 per hour for Bredon Parishioners, clubs and groups only. Saturdays and Sundays the MUGA would be available to all however bookings will be taken and given priority.
- e) The hiring rate may be reviewed with in the first year.
- f) A key system will operate the floodlights, held by the hall manager.

14. To Consider the Purchase of a Swing for Bredon's Norton.

Clerk to contact the Village Hall Committee, the council agreed in principle to purchase and install the swing. Bredons Norton Village Hall Committee should canvas the views of Bredons Norton residents.

15. To Consider Forming a Sub Committee to Look at Leases.

The council agreed for Cllr's Frampton and Rhodes to look at the leases. Clerk to refrain from invoicing the clubs until the next meeting.

16. Progress Reports For Information.

- a) Clerk. (report circulated)
A letter of apology had been received from Lloyds TSB and a gift of £75.00 for the inconvenience caused by their error.
- b) BCPR. (report circulated) Attached.
- c) Playing Field Support Group.
Cherry Orchard play ground has been inspected no immediate work is required.
- d) Bredons Norton Village Hall.
- e) County and District Councillor. Attached.(report circulated)

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f) Bredon Hill Conservation Group.

BHCG has sought Bredon Parish Council's views on 'off-roading' activities at Deer Park Hall, Eckington. It was agreed that BHCG should write to Wychavon opposing formal off-roading events, but not write directly to the car manufacturers as had been proposed by another member of BHCG.

Kemerton Parish Council has asked BHCG to support the listing of Parsons Folly on Bredon Hill, in Kemerton Parish. Cllr Darby declared a prejudicial interest as a farming tenant of Overbury Estate, which owns the folly, and took no part in the discussion after introducing the item on behalf of BHCG. The council agreed that BHCG should support the listing of the Folly.

g) SWDP.

No report.

h) Mockfest.

The condition of the pitch, the concerns of neighbours and the football club will be taken into consideration when finalising the position of the Marque.

17. Items For Future Agenda.

Fly posting and notices in the parish – parishioners and councillors may remove any notice from the parish, apart from those that have permission from the council.

Bye Laws.

Footway (pavement) between bowling club carpark and the doctor's surgery.

Council's Documentation - hard and soft copy security.

18. Date Of Next Meetings.

Tuesday 26th July, Monday 8th August.