

# **Great Comberton Parish Council**

## **Parish Council Extraordinary Meeting - Minutes Monday 25<sup>th</sup> March 2025, 6.00pm Village Hall**

**Parish Councillors Present:** K Collingwood (Chair), G Hodgson, A Lavelle, D Wilks, District Cllr B Hardman.

**In attendance:** 13 Great Comberton parishioners, 3 Little Comberton parishioners, 7 Owners of Allens caravan lodges.

P. Harwood, Associate Director of Avison Young, A. Evans, Group Operations Director of Allens caravans & A. Hall Park & Estates Director

1. **Apologies for absence:** The Clerk forwarded apologies to the chairman in advance of the meeting due to illness. Cllr Hamilton & Cllr Hickey offered apologies due to travel & work commitments.

2. **Declarations of Interest:**  
There were no declarations.

3. **Presentation from Avison Young/Allen's Caravans: Planning application W/25/00444/FUL:**

*The change of use of land for the siting of additional holiday lodges and decking, associated internal access provision, parking, landscaping including amenity areas, drainage, associated works and the redevelopment of the remaining golf course to provide a new, nine-hole course @ Bredon View Holiday Park Estate, at Great Comberton Golf Club Pershore Road Great Comberton.*

The Associate Director of Avison Young presented to the meeting. Copies of the presentation were provided for circulation and reference, regarding the proposed expansion of the site.

In summary:

- It was stated that more lodges need to be sold in order to make a profit, however it was noted that the remainder of the 81 currently approved lodges have not yet been sold, therefore the need for this large proposed expansion remains unclear.
- It was confirmed that the intention is not to sell on the site.
- Allens have divested the Childswickham site and Springs site and now only retain the Great Comberton site in Wychavon, plus others elsewhere.
- In the longer term, a pool and spa are intended for development on site, in addition to a shop (the shop was due to be provided as part of the last application.)
- There are currently 32 privately owned caravans and 12 operating as holiday lets. Sales have been slower than anticipated, and the site itself is therefore not considered to be currently viable.
- Allens Caravans confirmed they are prepared to allow local residents to play golf and use other facilities, in addition to offering the field behind the war memorial to the Parish Council on a lease, though this is currently undefined.
- Allens Caravans were unable to commit to future plans regarding the build programme or proportion of lets, as opposed to owned caravans.
- The company is collaborating with Wychavon on the proposals, and confirmed they have not been asked to complete any actual ecological surveys at this stage, apart from basic habitats, nor a full Environmental Impact Assessment under the regulations.

4. **Parish Council**

Questions were raised from members of the Parish Council.

5. **Public Question Time**

The meeting was adjourned for Public Question Time & responses were considered.

It was raised that:

- The artist's impression of the scheme shows it to be set in woodland on the northern boundary which is not the case.
- Vehicle figures during Eckington Bridge closures have not been factored in to the traffic assessment provided.
- It is stated that the existing site is well screened, despite significant clearance of trees on the riverside bank and hedges within the site.
- It is considered that the current sewage disposal figures are flawed.

6. **Date of Next Meeting: To be agreed**

Signed .....  
**Chairman**

Date.....