

DRAFT
Great Comberton Parish Council
Parish Council Meeting – Minutes Tuesday 1st April 2025, 5.30pm Village Hall

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

Clerk/RFO: Nicola Harding

In attendance: No parishioners

1. Apologies

Received from Cllr Hamilton.

2. Declarations of Interest

There were no declarations.

3. Parishioner's Comments

There were no parishioners present and no comments had been received in advance of the meeting.

***Minutes of Extraordinary meeting held on Tuesday 25th March 2025**

Given that there was an extraordinary meeting called on Tuesday 25th March and the Council do not next meet until 12th May 2025, proposed Cllr Lavelle, seconded Cllr Wilks, all in favour to approve the minutes of this meeting as a true record.

4. To consider and agree a response to the following planning application:

W/25/00444/FUL: Bredon View Holiday Park Estate at, Great Comberton Golf Club, Pershore Road, Great Comberton

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.

Cllrs discussed the nature of their response to this application following the presentation received on 25th March 2025 and circulation of Cllr's initial views via email for consideration at the meeting. Views were shared and considered, balancing the several concerns raised regarding the application as it currently stands, with maintaining a positive relationship with the applicant.

Cllrs were in agreement that concerns regarding several policies contained within the South Worcestershire Development Plan (SWDP,) should be highlighted and referenced in the Council's response, specifically, overdevelopment of the site and:

- Objectives contained within the SDWP's overall vision: Landscape & Green Infrastructure
- SWDP 1: Overarching Sustainability Development Principles: it was noted that there are no facilities nearby, with a 3.3km walk into Pershore to access shops, along a road which unsuitable for pedestrians, and difficult to access for two passing vehicles, therefore transport is not considered to be sustainable.
- SWDP 22 Bio-diversity: it is recognized that there are 11 species of bats at the site and no evidence currently that this population is not being damaged. It was considered therefore that further detail is required and to demonstrate how a Bio-diversity net gain will be produced.
- SWDP 23: The Cotswolds & Malvern Hills Areas of Outstanding Natural Beauty &: Cotswold National Landscape Management Plan (CNLMP) Policy CE1 Landscape: it was discussed how proposals should seek to, 'further the conservation or enhancement of the scenic quality of the location and its setting, views, including those into and out of the National Landscape and visual amenity.' Cllrs were concerned about the impact of views of the proposed site from Bredon Hill, despite the impact assessment and photomontages provided with the application. It was agreed therefore to take photographs of key areas to support this major point of concern.
- SWDP 25 Character of landscape settlement
- SWDP 27 Renewable & Carbon energy
- SWDP 30: Water Resources, Efficiency & Treatment: There were particular concerns noted regarding the adequate and suitable management of waste and the capabilities of the current sewage system and potential effects this could have upon the village.
- SWDP 36: Static and Touring Caravans, Chalets & Camping Sites
- Worcestershire Landscape Character assessment guidelines, regarding the retention of a pattern of strongly nucleated villages with associated low dispersal of settlement in between' – Cllrs identified the cumulative effects of other development upon the landscape in the vicinity of the application, including Pershore College & tennis centre, Hayloft Plants & Four Acres Nursery.
The policy also expresses a preference for small sites or extensions: 10 or fewer, and sites will only be approved where they are well screened.

Based upon the discussion and points raised, the Chairman agreed to produce a draft response for circulation, to be approved by Council members ahead of submission by 8th April 2025. It was also agreed to remind villagers of the close of consultation deadline, should they wish to express their views and make a submission.

Date of Next Meeting: Monday 12th May 2025 at 7.00 pm: Annual Parish Meeting, followed by the Annual Meeting of the Parish Council.

Signed **Chairman**

Date.....

Great Comberton Parish Council
Minutes of Extraordinary meeting 1st April 2025 1 of 1