

Bredon, Bredon's Norton and Westmancote Parish Council

Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 8th April 2013 at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mr Kevin Falvey, Mr Phil Handy, Mr John Masters, Andrew Rhodes, Mr Declan Shiels and Andrew Woodward. (Chairman),

In Attendance Ms J Shields (Clerk), Cllr A Hardman (County and District), Martin Draper and one member of Bredon Football Club.

Martin Draper answered councillor's questions regarding item 7.

1. Apologies For Absence.

Apologies were received and accepted from Cllr Mr Matt Darby, Mr Andy Norman and Mr Rob Sly.

2. Declaration of Interests.

Cllr Woodward declared a DPI in item 5c as an adjacent land owner and an ODI, as a friend of the applicant in 5d and 5 b(v).

Cllr Handy declared a DPI in item 5b (v) as an adjoining land owner.

Cllr Falvey informed the councillor that he has resigned as a member of Bredon Football Club.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 4th February 2013.

The minutes having been previously circulated were agreed and signed as a true record.

4. Finances.

a) Invoices to Be Paid.

The following invoices were agreed for payment:-

PC - DD. Clerk £553.17, Pension £168.48.

Cheques - CPRE £10.00, Calc Special Event £10.00, Calc Clerks Gathering £10.00, Bredon Rugby Club £1,000.00, HMRC £81.80, Mr T Spry £205.00 and Lengthsman £165.00.

Village Hall DD- Inn Express £676.49, B Gas- Gas B Gas £789.25 - Electric £188.21, J Lomasney £258.45, Cathedral Leasing £31.20.

Cheques – HMRC £53.73, J Lomasney £269.59, D Rosser £120.00.

BCPR Greenfields £9,962.89, Replacement Bins £737.81.

b) Financial Report.

The following remittances have been received:

PC – Lengthsman £176.00, Grass Cutting 2012-2013 £852.00, Interest £1.84, Bowls Club £288.00, Lengthsman £176.00.

Hall Bar £1,389.30, Lettings - £1,529.80

BCPR BCPR £6,623

c) To Agree Quote For Work outside the Village Hall.

The council agreed for the work to be carried out, to include the bench at the front.

d) To Ratify Heating Service Contract for Village Hall.

The council agreed to the service contract.

5. Planning.

a) For Consideration.

- i. W/13/00286/PP 2 Brookfield Cottages, Manor Lane, Bredons Norton. First Floor extension to create bathroom and alteration's to conservatory roof. No reason to object,
- ii. W/13/00443/PP Avon Croft. The Lane, Bredon's Norton. Addition of a dormer window to loft space above the garage. No reason to object.
- iii. W/13/000365/PP Manor Farm Bungalow, Farm Lane, Westmancote. Single storey Extension. Reasons to object.

The application does not comply with SUR6 of Wychavon Local Plan, in that the scale of the extension clearly is not subservient to the original building ; Does not comply with

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emerging policy SWDP 23 (Cotswolds AONB) in that it would adversely impact the natural beauty of the AONB and would not complement and enhance the special qualities of the landscape. Views over the AONB from footpath BX-511 which runs adjacent to the site would be adversely affected. This property has conditions requiring it to be occupied by operators or employees of Manor Farm Stables only and as such the property should remain affordable, accordingly, to accommodate this requirement.

- iv. W/12/02236/PP Cherry Tree Cottage, Lower Lane, Kinsham. Ground mounted PV solar panel system.
- v. W/13/00253/OU Homestead, Eckington Road, Bredons Norton. Outline planning permission for proposed dwelling. Reason to object.

See application 12/01328 ref Highways report. this requests the hedge to complete north elevation be maintained low to ensure clear safe visual access, this would also ensure the property would be prominently viewed from the highway.

In addition the Parish Councils previous objections remain valid.

In addition

- The proposed development does not comply with Wychavon Policy GD1, in that it is not located within or adjacent to a defined development boundary.
- The development site is in the open countryside in Bredon's Norton ward in Bredon Parish. The nearest settlement, Bredon's Norton has been categorised as 'Lower Category - 4A'. The emerging SWDP (Preferred Options Main Document) states that development in Category 4A villages (or in the open countryside) "would not be supportive of the Sustainability Appraisal".
- Under the National Planning Policy Framework (NPPF) Paragraph 14, there is a presumption in favour of sustainable development. However, this application does not meet the tests of sustainability set out in the SWDP Sustainability Appraisal.
- The application is contrary to NPPF 55, which states that "Local planning authorities should avoid new isolated homes in the countryside"
- The application is contrary to NPPF 115, which requires that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. The application site is not within an AONB, but it is located immediately adjacent to the Cotswolds AONB boundary, and the AONB at Bredon Hill gives views directly over the application site. It is not considered that the boundary hedge would provide adequate long-term screening of the property from the AONB. The Planning Inspectorate has ruled through a series of appeals that the statutory duty to protect views out of AONBs should be a material consideration.
- The application is contrary to NPPF 35 which requires that development should give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. This site does not have easy access to public transport and will result in increased private car use.

b) Decided By Wychavon.

Approved by Wychavon.

W/12/02236/PP - Cherry Tree Cottage, Lower Lane, Kinsham.

W/13/00286/PP - 2 Brookfield Cottages, Manor Lane, Bredons Norton.

W/13/00172/PP 14 Grange Field Road, Bredon. Conservatory to the rear.

W/00173/PP 34 Bredon Lodge, Bredon. Formation of porch to front entrance.

Cllr Woodward left the room and Cllr Handy took the chair.

c) To Discuss Possible Development At Benshams.

To date no application has been received.

d) To Discuss Possible Development In Oak Lane.

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Further correspondence has been received and Mr Gray has been invited to attend the meeting to be held on the 12th May 2013.

Cllr Woodward resumed the chair.

e) Gone To Appeal

Refused by Planning Inspectorate: Ref 2192019: Westhurst, Bredon.

6. Correspondence for Information.

Two young parishioners have started a netball club for 6, 7 and 8 year olds, the council agreed for them to have free use of the MUGA lighting.

Dog Fouling - the walkway between Planation Crescent and Blenheim Drive is being monitored and owners of the offending animals will be reported and fined.

Tree Preservation Oder for Bredons Norton had been received on the land adjoining the Thatching's.

7. To Discuss Bredon Football Club Five Year Plan and Purchase of Goal Posts.

Councillors were pleased to hear that the Football Club is committed to establishing junior football in the parish; the council offered its support. The council agreed to purchase movable goal posts to be used by the parish. Clerk to investigate the cost of Insuring goal posts.

8. To Discuss HFN and the Skate Equipment.

The council is very disappointed that HFN had cancelled the scheduled meeting at short notice; the council agreed that the faulty equipment should be removed and the correct equipment installed. The council agreed for the Chairman and Vice Chairman to act as discussed in the meeting.

9. To Award a Bursary to the WI Litter Pick.

The Council agreed to award Bredon Women Institute a bursary of £250.00.

10. New Homes Bonus – ideas for its use.

The council was encouraged by the response and had received written and verbal ideas, ranging from small pieces of equipment to major works, the Council agreed to extend the period to submit ideas to the 15th May. At the meeting in June a date will be fixed to hold a public meeting to discuss the most suitable items (Best fit of Wychavon criteria).

11. To Discuss Grit Bins For Westmancote.

The council agreed for another grit bin to be installed at Westmancote, Cllr Hardman will investigate.

12. Consider a Dog Bin For Kinsham.

The Council agreed to purchase a dog bin for Kinsham to be sited in Lower Lane.

13. To Consider Entering the Wychavon Parish Games.

The council agreed for the parish to enter the Wychavon Games, Ms J Lomasney to organise, this will also be advertised in the Parish magazine.

14. To Consider Renewing the Lengthsman Contract.

The Council agreed to renew the contract between the Parish Council and Worcestershire County Council and the Parish Council and Mr S Gwilliam.

15. Progress Reports For Information.

a) Clerk.

Letters to recent developers' had been written asking them to remove their yellow signs for housing now built.

b) Bredon Village Hall.

The energy efficiency of the building has been assessed and a report is awaited.

c) Bredons Norton Village Hall.

The committee needs members.

d) County and District Councillor.

Will look to see where the Kinsham to Bredon Footway is on the list, the Kemerton Overbury has been on the list for 16 years.

Work has been carried out to elevate the flooding in Queensmead.

e) Defibrillator.

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The box has been fixed to the wall and power connected, both tradesmen donated their time and material.

A date for training is to be arranged before it can go live, hopefully in June.

f) Parish Magazine.

The article will include the latest crime figures, Wychavon Games and an advert for New Homes Bonus Monies.

16. Councillors Reports and Items For Future Agenda.

None paper communication.

Police reports.

17. Date Of Next Meeting.

Monday 12th May.