

Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 1st July 2013 at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mrs Gail Whiting, Mr Stuart Bird, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy (Chairman), Cllr Andy Norman, Mr John Masters, Mr Andrew Rhodes, Mr Declan Shiels and Mr Rob Sly.

In Attendance Ms J Shields (Clerk), Cllr A Hardman (County and District) and 91 residents.

1. Apologies For Absence.

Apologies were received and accepted from Cllr Andrew Woodward.

2. Declaration of Interests.

Cllr Darby declared a ODI in item 7v as his farm has a long association with the Meadows family at Home Farm, and following the advice of Wychavon's Head of Legal and Support Services an ODI in item 4, Mr A Darby is the owner of land across the B4079 from the application site. He also owns some parcels of woodland west of the application site, though not directly adjoining it.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 3rd June 2013.

See below

4. Planning Application at Benshams Allotments.

Meeting Adjourned.

The following questions and points were raised.

Does the proposed development appear in the SWDP?

The school has already filled its places for the next two years.

The two accesses on to the Cheltenham Road, are a cause for concern, there is already a problem of speeding vehicles, the road has a camber and is on a slight bend.

What is the land classification of the site?

The plans misleadingly show that the site has easy access to local amenities – whereas all of the amenities are at the other end of village.

The development would lead to the loss of open space between Bredon and Kinsham.

Benshams was wrongly described by the applicants as having little landscape value, whereas it is a very attractive feature with old fruit trees and a wonderful view of the hills.

The negative impact on the attractive land opposite the site didn't seem to have been considered.

The loss of land where food can be grown should be resisted.

Unless development is controlled, Bredon will end up being part of Tewkesbury.

Cllr Darby explained the recent course of events in planning, regarding the old local plan, the emerging SWDP and the Bredon Village Design Statement.

Cllr Hardman informed the meeting that the site was not in the SWDP, it was an unwelcome developer lead application, Wychavon were very close to filling their housing need allocation and that he will be recommending and doing his best to have it turned down. The parish council is only a consultee in the planning application process and he urged parishioners to send in their own comments.

The Chairman thanked the parishioners and Cllr Hardman for attending.

Three quarters of the parishioners left.

Meeting reconvened

Discuss Planning Application At Bensham Allotments

Further points were raised.

This site would be in addition to the sites allocated for development under the SWDP, not instead of any of them. The site would be detrimental to nature conservation and wildlife.

The council were pleased to see so many residents, as not one question or point raised was in favour of the application, Cllr Rhodes proposed, Cllr Palmer seconded and was unanimously agreed to object to the planning application.

Cllr Darby proposed, Cllr Shiels seconded and it was unanimously agreed that the planning group would draw up a list of suggested valid points for parishioners to use, which will be circulated via various means.

The majority of the remaining parishioners left.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 3rd June 2013.

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

5. To Discuss New Homes Bonus Applications.

The application by Kinsham Chapel had been withdrawn.

The Clerk to ask the remaining applicants to provide written quotes for their applications ASAP, a group consisting of Cllrs Palmer, Norman and Shiels will assist in the process and bring to the next meeting on the 5th August.

Cllr's are concerned that any monies not applied for may be lost, it was agreed that if any monies remain, first round applicants may be revisited.

6. Finances.

a) Invoices to Be Paid.

The following invoices were agreed for payment:-

PC

DD. Clerk £623.48, Pension £176.44.

Cheques.

New Farms £246.00, S Gwilliam £176.00, GBD £406.43, Complete Weed Control £456.00.

The invoice for grass cutting at Cherry Orchard was passed to Cllr A Hardman.

Village Hall.

DD. J Lomasney £ 258.45, British Gas - Gas £228.97, Electric £156.46, Wychavon Trade

Waste £39.61, Inn Express £1,285.29.

Cheques - J Lomasney £301.07, D Rosser £72.00, M Farey £25.00.

b) Financial Report.

The following remittances have been received.

PC – Lengthsman £220.00, Wychavon £15,000.00.

Hall - £Bar £1,630.25, Hall £1,979.50.

7. Planning.

a) For Consideration.

- I. W/13/00992/PP The Forge, Rectory Farm lane, Bredons Norton. Removal of existing conservatory, Construction of part single and part two story rear extension to existing dwellings. Reasons to object. The Forge is a 'building of local distinction' in the Bredon's Norton Conservation Appraisal and is subject to an article 4 direction. We do not consider that the application satisfies the Appraisal guidance that "Extensions to buildings should be in materials that are sympathetic to the existing building." We would also consider this extension to be over large in relation to the existing property.

- II. W/13/00960/PN Land between Malvern View and Thatchings, Lower Lane, Bredons Norton. Proposed three bed dwelling. As this application approved prior to response of Parish Council, no reasons to object, but we do not consider that this application satisfies the Conservation Appraisal's guidance and would have preferred the conservation officer to have taken more note of the this.
- III. W/13/01150/OU Land off Cheltenham Road. Outline planning for 33 dwellings. Comments on the web site.
- IV. W/13/00919/PN P and D Engineering, Fleet Lane. Change of use of land from agricultural to storage of plant. No reasons to object
- V. W/13/01080/PN Home Farm, Manor Lane , Bredons Norton. Proposed extension to existing workshop. No reasons to object
- VI. W/13/01198/PN Yew Tree Cottage, Kinsham. Refurbishment of cottage and extension to create a new dwelling. No reasons to object
- VII. W/13/01204/PN Folley Cottage, Bredons Hardwick . Demolition of existing property and construction of two houses. No reasons to object

b) Decided By Wychavon.

Approved

- I. W/13/00667/PN Land adjacent Inshallah, Manor Lane, Bredons Norton. Erection of one dwelling, alteration of access and reinstatement and extension of orchard.
- II. W/13/00869/LB Brookfield House, Manor Lane, Bredons Norton. Replace existing sash windows.

c) To Discuss Possible Development in Oak Lane.

No further update.

8. Correspondence for Information.

Further comments had been received from residents regarding grass cutting of the verges and the playing field.

Cllr Handy stood down from both groups and Cllr Sly volunteered to replace him and it was agreed that he would chair both groups. Once Cllr Sly had been updated on the events to date, a meeting will be held between the grass cutting groups, the contractors and the clerk.

9. Progress Reports For Information.

a) Clerk.

Dog bins – Having reported the non-emptying of various bins in the parish, Wychavon had been contacted. Cllr Falvey will coordinate a group of residents to monitor the bins.

Tree works at the Dock and Brasenose Road have been held up, as permission is required from Wychavon Tree Conservation Officer.

b) Bredon Village Hall.

Awaiting quotes for decorating.

£15,000.00 grant from Wychavon had been received for the recent 'fuel efficiency measures'.

c) Bredons Norton Village Hall.

The Clerk had reported the 'two long poles' left by Western Power and they will be removed.

d) County and District Councillor.

Parishioners were urged to complete the Wychavon Budget Consultation.

A positive meeting had been held, with representatives of the County Council to discuss the parking problems at Westmancote.

e) Defibrillator.

Two training sessions had taken place, it is hoped a support group will be formed to pursue further machines

f) HFN and the Skate Equipment.

To date a response had not been received.

g) Rural Broadband.
Deferred due to time.

h) Parish Magazine.
Bensham planning, grass.

10. Councillors Reports and Items For Future Agenda.
Sewage in Back Lane.

The goal posts had been delivered.

11. Date Of Next Meeting.

5th August – Cllr Shiels gave his apologies.

2nd September.