

Minutes of the meeting held on the 19th August 2013 to discuss Planning application W/13/01399/OU Land off Oak Lane Bredon, outline for 24 dwellings, access road, car parking, landscaping and ancillary works.

Present

Mr A Woodward (Parish Council Chairman), Mr P Handy (Parish Council Vice Chairman), Ms J Shields (Clerk to the Parish Council), Mr M Gibson, Mrs K Gibson, Mr and Mrs Donnelly, Mr Meikle, Mr Perry, Mr Lloyd, Mr and Mrs Masters, Mrs Lloyd, Mr Williams, Mrs Burford, Mrs Rolls, Mrs Chew, Mr and Mrs Smith, Mr and Mrs Vernon, Mr Shiels, Mr Norman, Mr and Mrs Broome, Mr and Mrs Whitfield, Mr A Smith, Mr R Conley, Mr Falvey, Mr S Bird, Mrs A Palmer, Mrs Hardman, Mr and Mrs Role, Mr A Rhodes, Mr and Mrs King.

Apologies were received from Mr R Sly and Mr and Mrs Hardy.

Cllr Woodward introduced himself and the Vice Chairman and invited parishioners to ask questions.

Mr Smith, Mr Broom, Mrs Hardman, Mr Masters, Mr Perry main concern is to road safety in Oak Lane, it is a single line highway, with parked cars, one is obliged to walk in the road. There are two blind T junction: where the track to three houses meets Oak Lane and the junction with Kemerton Road.

At the Kemerton Road junction there is no room to widen the road.

The planning application on the Wychavon Web site to date shows no comment from Highways.

When planning has been applied for previously it has been turned down on access, nothing has changed in the road lay out since, in fact the safety aspect has increased as more people own cars.

Mr Broom would like to see a Highways carry out an observation survey.

Mr Broom was concerned that he only had 3 weeks to respond, which with holidays is not enough time.

Cllr Woodward informed the meeting that this was set by Wychavon and they could be contacted for an extension.

Mr Perry, Mr Meikle, Mrs Rolls have concerns at the proximity to Bredon Lodge. The residents average age is between 80 and 90, and they all moved there because it was a peaceful retirement home not part of a mixed development.

Mr Perry, Mrs Rolls Mrs Donnelly has concerns for the environment, further green field concreted over, removal of wild life habitat, in particular Green Wood peckers and slow worms.

Mr Perry and Mr Meikle believe it is outside the Village Boundary and contravenes GD 1 and GD 2

Mr Perry believes that Wychavon should reject the application even if it has financial implications. Today's government is advocating Localism, the parishioners are voicing their opinions and should be taken into consideration.

Mr Meikle and Mr Perry would like to see a buffer zone, with trees, of at least 10 metres between Bredon Lodge and the perimeter of the development, to enable the residents Bredon lodge to maintain its peace and quiet and to facilitate wild life.

Mr Vernon drew the councils attention to the SWDP, this site was in the original document, which went through the consultation process, however an extra piece had been added, without consultation, to the final document that has gone to central government. Mr Vernon has written to the Secretary of State with his concerns.

Mr King bought his house 23 years ago from Lovell Homes when there was a plan to build 76 houses, which was turned down because of access. He appreciates that no one wants more houses in the village however, the village as part of the SWDP had been presented with several sites by Wychavon to for fill its five year land supply, as Bredon is a category one village it had to have a number of house, the parish council had negotiated with Wychavon to bring the number down to 24 from 45. The only way that affordable housing is built in the village is by a development as people building on small plots want to build as large as they can to maximise their investment. He does not want to see this deveoplemtn but if it goes ahead he will be selling his land.

Mrs Master is concerned as to the effects of 24 new dwellings on the water and sewage systems, water pressure is very low most of the time and several residents have problems with sewage backing up into their properties.

Other concerns were raised including
Broadband access.
Roman remains.

Mr Whitfield is concerned regarding the safety of the 'Gas Governor' situated in Oak Lane, which regulates the gas supply for the lower part of the village.

Mr Woodward thanked all attendees and the parish council will take on board all the comments when submitting its response.
Parishioners were advised to write individually.