

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 2nd November at 7.15pm.

Present: Cllr's Mrs Diane Kemple, Mrs Alison Palmer, Mr Matt Darby, Mr Phil Handy (Chairman), Mr Mike Johns, Mr Andrew Rhodes, Mr Declan Shiels and Mr Rob Sly.

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

PCSO J Pardoe reported the following:-

- There had been a road traffic accident involving the school bus and a car, no injuries were sustained.
- Four burglaries had taken place on the night of the 24th October after 9.30pm; residents were reminded to leave a light on and leaflets had been dropped to most of the households in the parish.
- A handbag had been stolen from the cricket club on the 31st October.
- The neighbourhood watch scheme is to be reintroduced in the parish.

1. Apologies For Absence.

Apologies were received and accepted from Cllrs Mr Richard Coghlan, Mr Kevin Falvey, Mr Brod Whiting and Mr Ian Rowland-Hill.

2. Declaration Of Interests.

Cllr's were reminded to update their Register of Interests with Wychavon.

3. To Consider The Adoption Of The Minutes Of The Meetings Held On The 5th October and 12th October 2015.

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

4. Finances.

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

PC Advert for Muga £40.00, Packwood Printers £79.65, Bearwood £384.00, Poppy Wreath £50.00, K Lambert H and S Check on the Hall £250.00, Pippins £52.40, Ink Cartridge £40.98.

VH Advert for the hall £40.00, M Farey £420.00, A and E £678.87, J Lomasney £271.39, D Rosser £44.00.

b) Financial Report.

Financial report was presented to the council.

The following Remittance was received:- Wayleave £4.70.

5. To Discuss Fields in Trust.

Deffered.

6. To Discuss Appropriate 'No Dogs' Signs for the playing field.

The council agreed to purchase two new signs to place on the entrance to the playing fields and move the existing signs in the carpark to a more prominent location, clerk to order and Cllrs Handy and Rhodes will put up the signs.

7. To Discuss Grass Cutting Contract for 2016-2017.

The council agreed to offer the contract to Goundworks for a further year as they were very pleased with the service provided. A few extra areas will be included as discussed at the meeting, Cllr Sly to inform Mr Gallagher.

8. To Consider Keep Fit Equipment For The Playing Field.

Cllr Rowland-Hill had proved a report and this will be deferred to the next agenda.

9. To Discuss The Playing Of Ball Games In Grangefield Road.

The council agreed that the issue of playing of ball games on the Public Highway is not within the remit of the parish council. The suggestion that the Glebe Field be used for this purpose was ruled out for the following reasons:-

Proximity to the main road.

The field is leased.

10. Correspondence For Information.

Cllr Michael Johns will attend the CALC AGM.

Cllr Shiels will lay the Poppy Wreath on behalf of the council.

11. Planning.

a) For Consideration.

[15/02665](#) 6 Bricknell Avenue, Bredon, Tewkesbury, GL20 7QH

Non material amendment to planning approval W/15/01541/PP to increase depth of extension by an additional 450mm

The Parish council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.

[15/02490](#) Craig Y Nos, Main Road, Bredon, Tewkesbury, GL20 7EL

Certificate of lawfulness application (proposed development) - infilling of existing open canopy at rear of existing Bungalow to form a new Utility Room

The Parish council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.

[15/02451](#) Lower Croft, Manor Lane, Bredons Norton, Tewkesbury, GL20 7EZ

Ground/first floor extensions and alteration to provide additional and improved accommodation and garage

The Parish Council is not aware of any strong planning policy grounds for an outright objection to the proposal. However, odd elevations coupled with the multiple differing height roofs, and the overall size of this extension leads the Council to requesting that the application design be amended, to reflect the above concerns, in order to enable them to support the application.

[15/02489](#) 7 Brasenose Road, Bredon, Tewkesbury, GL20 7EJ

Two storey front extension and single storey porch.

The Parish council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.

[15/02676](#) The Grange, Rectory Lane, Bredons Hardwick, Tewkesbury, GL20 7ED

Single storey rear and side extension

The Parish council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.

[15/02207](#) Bank Cottage, Main Road, Bredon, Tewkesbury, GL20 7EL

Demolition of existing single storey lean to extension. Construction of 2 Storey rear extension. Replacement of existing pitched roofs with flat roofs. Re-cladding of existing extension along with creation of additional opening within existing fabric.

The Parish Council objects to the proposal

- Bank Cottage is located within the Bredon Conservation Area adjacent to the main road through the village. It has been designated as a 'Building of Local Interest' in the Bredon Conservation Area Appraisal, 2008. It was also formerly listed Grade III by the Department of the Environment prior to the abolition of this grade in 1970.

- The Parish Council recognises that much of the proposed extension is well-screened from public view by Bank Cottage and by neighbouring buildings. However, parts of the proposal are likely to be visible from the main road, particularly between November and April when screening trees and shrubs are bare. In particular, the proposal to re-clad the existing extension in timber does not preserve and enhance the Bredon Conservation Area, and is not in line with the emerging policies of the Bredon Parish Neighbourhood Plan. The Parish Council therefore objects to this aspect of the proposals and asks if the designs could be amended. The council would have no objection to the existing extension being re-clad in materials matching those of the original building prior to its being painted.

- The Bredon Parish Neighbourhood Plan has been submitted to Wychavon and is undergoing the Regulation 14 consultation period. The relevant policies of the Neighbourhood Plan are:

- Policy 4 (Design of Extensions) which states: "*Proposals for the extension of existing buildings will be supported, provided they: 1. maintain the visual appearance of the original building and the street scene ... 7. with regard to heritage assets – blend externally with the existing architecture by making use of building styles, materials, techniques and features which match the original building, including cylinder blown glass, glazing bars and cast-iron rainwater goods...*".

- Policy 5 (Design of Alterations & Conversions) which states "*Proposals for the alteration or conversion of existing buildings will be supported, provided they: with regard to heritage assets – sustain and enhance the character and special historic interest of the asset...*".

- Policy 8 (Design in Conservation Areas) which states "*Proposals for development in the Bredon and Bredon's Norton Conservation Areas will be supported, provided they: 1. with regard to alterations and extensions of historic buildings, use architectural styles, materials and details which match the original building...*".

b) Decided By Wychavon.

Approved by Wychavon.

W/15/02269/PP - 1 Oak Lane, Bredon.

15/02340 – 36 Orchard Close, Bredon.

15/02416 – Building at Home Farm. Manor Lane, Bredons Norton.

c) Neighbourhood Plan.

The Plan is now available for consultation.

d) SWDP.

The planning group will study the changes and comment if necessary, (to be E mailed to all Cllrs before being sent).

e) 14/01245/OUT- Land Off Aston Fields Lane Ashchurch Tewkesbury.

Cllr Darby will prepare a comment for the Appeal, (to be E mailed to all Cllrs before being sent).

12. Progress Reports For Information.

a) Clerk.

Previously circulated.

b) Bredon Village Hall.

Ms J Lomasney has been in Manager/Caretaker for 18 years!

c) Bredons Norton Village Hall.

No report.

d) County and District Councillor.

Cllr's Hardman and Handy had visited Croft Farm and had been assured that they would not be holding the 'One Love Festival' in the future.

The dead Silver maple in Brasenose Road will be taken down by Highways, no date yet given. Highways are looking to resurface minor roads, any ideas should be sent to the clerk

e) New Homes Bonus. 2013-2014, 2014-2015 and 2015-2016.

2013-2014. The tree planting licence has been applied for.

2014-2015. The dock is in progress.

The form for 2015-2016 is near completion.

f) Lease.

Football Club lease is in the hands of the solicitor.

Tennis Club Lease – the council agreed to form a working party to facilitate a working relationship between PC and the club, consisting of Cllr's Kemple, Shiels and Rowland -Hill.

g) BCPR.

The council agreed to the Play Rangers using the MUGA on a Monday night FOC.

h) BHCG.

The following comments have been made.

- Letter to Allan Scott thanking him for his contribution during his three and a half years as secretary.
- Letter to Wychavon highlighting a lack of consistency by planning officers in their approach to recent barn conversions.
- Letter to Helen Trapp of Natural England, noting damage to hedgerows near Battens Wood.
- BHCG attended the Gloucester Cheltenham Tewkesbury Joint Core Strategy Examination in Public and site visit. BHCG argued that to reduce harm to the AONB, the allocation should include a wide screening woodland belt to the north and east, and measures to prevent vehicular rat running through the AONB villages.
- Wychavon planning application 15/01723 (conversion of former MOD radar station to provide overnight accommodation to Deer Park Hall). BHCG had agreed to support Eckington PC's request to oppose the application.

i) Grass.

j) Memorials.

Cllrs Shiels and Rhodes will create a policy to be presented at the next meeting.

k) Common Land Register.

On going.

l) Website.

On going.

m) Parish Magazine.

Grass cutting, Jo and the Village Hall.

13. Councillors Reports And Items For Future Agenda.

Working Parties and Groups. (Chairman)

Precept 2016/2017. (Statutory)

Welcome Pack (Cllr Darby)

New Homes Bonus (October Minutes).

14. Date Of Next Meeting.

Monday 7th December.

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