

# BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 14<sup>th</sup> November 2022 at 7:00pm.**

**Present:** Councillors: Mr Nick Bradley [Chairman], Ms Karen Brooks, Mr Kevin Falvey, Ms Katie Hall (co-opted at Item 3), Mr Neil Leyden, Mr Ed Pyke, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

**In Attendance:** Mr Tim Drew (Clerk).

## 1. Apologies for Absence.

Cllr Mr Rob Bell and Cllr Mr Matt Darby and Cllr Mr Adrian Hardman.

## 2. Declaration of Interests.

Cllr Bradley declared a DPI for Item 6 d) i as the property owner.

Cllr Sly declared a DPI for Items 6 f) i as a neighbouring landowner to additional land owned by a Mitton Bank applicant. The dispensation approved in November 2021 is to be overridden by a revised dispensation, with Cllr Sly able to attend but not participate in any discussion or discretionary vote on SWDP Consultation related matters.

Cllr Sly's revised application and justification for dispensation was considered and **agreed** for a period of 12 months.

## 3. Co-option of 12<sup>th</sup> Parish Council Member.

Following the advert to fill the vacancy in Bredon Ward to replace Mr A. P. Handy, the Clerk had received an application for co-option from Ms Katie Hall. It was **agreed** unanimously by Councillors to support the application and Cllr Hall duly signed the Declaration of Acceptance of Office.

## 4. To consider the Adoption of the Minutes of the Meetings held on Monday 10<sup>th</sup> October 2022.

The minutes were **agreed**.

## 5. Finances:

i. Invoices to be paid:

### Village Hall:

Jo Lomasney	Balance of Wages – October 2022	£128.09
CW Hygiene	VH - Floor Repair Works - Part	£720.00
CW Hygiene	VH – Floor Repair Works - Part	£954.00
Booth Electrical	Chandler Room Lighting Upgrade	£2208.50
A&E Fire & Security	Annual Test & Inspection of VH	£510.94

### Parish Council:

Timothy Drew	Balance of Wages – October 2022	£179.95
Street Solutions	50 x Traffic Cones	£384.49
Kemerton Conserv'n Trust	Playing Fields Rent 2022-23	£425.00
Kohler Mira Ltd	Bredon Star RFC Changing Room Upgrade	£2754.26
Charlton Networks	MS365 Review & Laptop Functionality	£114.00
Packwood Printers	2000 x SWDP Mailshot Leaflets	£285.00
B&Q	Storage Box for Traffic Cones	£112.50
Bredon PCC	Parish Magazine Advert for VH	£50.00

David Gray	Lengthsman Services - October Parish	£90.00
David Gray	Lengthsman Services - October Highways	£480.00
Greenworks	Grass cutting (x2) – October	£1655.23
Budget Waste Mgmt	Replacement Skip	£234.00
ElanCity	2 x Evolis Radar Speed Signs	£3755.90
Dor-2-Dor	Distribution of 2,500 Leaflets re SWDP	£300.00
Railton TPC Ltd	Transport Consultancy Fees for Public Enquiry	£4358.65

All payments above were **agreed**, including Dor-2-Dor and Railton TPC invoices which were additional to the Clerks Report.

- ii. To approve the Financial Report.

The October 2022 bank statements and cash book were **approved**.

## 6. Planning:

### a) For Approval:

- i. W/22/02069/HP The Orchard House, Westmancote, Bredon, GL20 7ES  
*Conversion of garage to living accommodation and changes of flat roofs to pitched roof and internal alterations and refurbishment.*  
**No objections, subject to the Conservation Officer and the use of appropriate building materials.**
- ii. W/22/01214/FUL The Croft, 1 The Dell, Bredon, GL20 7QP  
*Two dwellings - alteration to plot 2 to reduce its width by the removal of the car port and room above from the side of the proposed property.*  
**The alteration to plot 2 to reduce its width by the removal of the car port and room above from the side of the proposed property, was noted. As previously stated, the Council agrees with the pre-application advice that a single dwelling would be more appropriate rather than the two as proposed.**

The parish council's comments above were **agreed**.

### b) Approved:

- i. W/22/01784/HP Hermes Lodge, Manor Lane, Bredon's Norton, GL20 7EZ
- ii. 21/02497/FUL - The Lawns, Tewkesbury Road, Bredon's Hardwick, GL20 7EE
- iii. W/22/01627/HP Antrobus, Westmancote, Bredon, GL20 7ES

### c) Refused:

- i. W/22/01753/CU - St Catherines Barn, Lampitt Lane, Bredon's Norton, GL20 7HB

### d) Planning Appeal:

- i. ENF/21/0070 10 Vallenders Road, Bredon, GL20 7HL  
**Cllr Bradley left the meeting for this item and Cllr Pyke took the chair. After discussion, it was agreed that the matter be left to Wychavon Planning Enforcement.**

### e) Planning Complaint Upheld:

- i. 22/00314/FUL - Croft Farm Leisure and Water Park  
**A parishioner's complaint was supported by the Council, however, there was no available action to take to rectify.**

### f) Other Planning Matters.

i. SWDP Consultation:

The Public Question Time, attended by 62 parishioners and members of the public, raised several issues (see Notes at the conclusion of these Minutes). These issues included education, attenuation, flooding, environment, and transport. The Council recorded their thanks to all the attendees at the Public Question Time,

The Council also thanked Cllr Brooks for the video which was posted on social media.

It was **agreed** to appoint the same team to draft a template response and distribute A5 size Flyers during w/c 28<sup>th</sup> November and another version in advance of the 13<sup>th</sup> December consultation deadline. Team to also get clarification on completing the SWDP online comment form and the associated legal objection section of the form.

ii. Planning Inquiry Update:

Cllr Bradley provided an overview of the events over 6 days at Pershore, including a final day site visit. There were excellent witnesses and barrister representing the Council. Wychavon were not represented by any Planning Officers, and it was **agreed** to submit an invoice of costs incurred by Bredon Parish Council, to the CEO of Wychavon District Council, when the total Inquiry costs incurred had been received.

The Developers position could be demonstrated not to be credible in several planning areas.

The Council thanked Cllr Bradley for his attendance and efforts throughout the Inquiry. The Government Inspector's decision is expected to be made in the period from the end of December to mid-January 2023.

iii. Ashchurch Bridge over Rail (ABoR):

Cllr Bradley will represent the Council with Cllr Tony Davies of Ashchurch Rural Parish Council at the High Court in London on either 13<sup>th</sup> or 14<sup>th</sup> December 2022.

There is a rumour that a parcel of land to the north of the Army Camp, which is in excess of 200 acres, has been sold to Bellway Homes.

iv. Green Travel Plan:

During the Planning Inquiry, it was noted that the Developer's Travel Plan stated there was zero provision for travel to and from Ashchurch for Tewkesbury Railway Station, for which buses were provisioned!

## 7. Playing Field Incursion Measures.

Cllr Falvey has met with Heather Peachey at Wychavon to discuss aspects of the car park project and playing field components. Quotations are being sought.

There is still a 106 allocation for Off Site Public Open Space available, however, this money is for formal sport and must be spent on sport improvements to the Recreation Ground. There is a further sum for improvements to public open space/recreational facilities at the Recreation Ground, which could be considered for children's play areas, seating, landscaping, allotments etc. Specific areas discussed for funding were:

- New Fencing at the bottom of the car park to protect children (anti-trap bow top fencing must be used and be green in colour).
- Trief Kerbing - to protect fence and stop vehicles accessing field (must sit on top of the Kerbing).
- Car Park Drainage - French drains in car park and soak way on the field, to be placed in front of the kerbing.
- New signage to remind people that dogs are not allowed on the field, must be placed on the fence

- Lighting for the car park may be allowed.

The following cannot be funded by Section 106:

Electronic Bollards, Height Restricting Barriers, Resurfacing car park, Re-line car park with two disabled spaces, Electric Charging Points and Security Cameras (CCTV).

The full temporary Skip has been replaced.

### **8. 'Local Live'.**

This item was deferred to the December meeting.

### **9. Christmas Tree.**

It was **agreed** to accept Tewkesbury Garden Centre's kind offer to provide a tree free-of-charge.

Some replacement lights will be required, and Bredon Hancocks School will be asked if they would be interested in decorating the tree.

### **10. Progress Reports and Updates for Information.**

a) County and District Councillor:

- No report.

b) Police and Defibrillator:

- No police report.
- VH Defibrillator used for Playing Field heart attack incident – good outcome.

Working Groups:

c) Transport & Organisations:

- Clerk to write to WCC Highways to clarify replacement of Eckington Road pole for Evolis Radar Speed Camera.
- Enerveo replacement street lighting quotation (£1,267.74 plus VAT) **agreed** on condition Clerk makes reduced cost unmetered electricity supply enquiry to Utility-Aid.

d) Executive & Finance:

- Clerk to schedule meeting required in December to discuss 2023-24 Precept for approval in January 2023.
- Clerk to acknowledge email from Bowling Club stating parish planning issues have delayed lease negotiations, with Cllr Rhodes to also represent Council at future discussions.
- It was suggested that the Bowling Club could be approached to provide a cleaner for the Playing Field Toilets and part of new lease negotiations.

### **11. Correspondence, Progress Reports and Updates for Information.**

The Clerk provided the following update:

- Bredon Warm Room Crowdfunding Campaign – update from Cllr Shiels.
- Quotation for VH Emergency Lighting from A&E Fire and Security (£341.72 plus VAT) **agreed**.
- King and Queen Stones on Bredon Hill correspondence for information
- Bredon Parish Magazine Advertising 2023 approved (Item 5 i above).
- Clerk to request Cllr Darby to complete the Cotswold's National Landscape (ANOB) Management Plan Consultation.

### **12. Councillors Reports and Items for Future Agenda:**

Cllr Shiels advised the December/January Parish magazine would cover Christmas Greetings, SWDP Review Consultation, Planning Inquiry – Mitton Bank and Ashchurch Bridge over Rail (ABoR).

Cllr Pyke to investigate arranging an evening Christmas social event for Councillors during early December.

Cllr Sly advised the Hancocks Trust had asked if a Parish Councillor could audit their annual accounts. Cllr Bell to be approached.

### **13. Date of Next Meeting:**

12<sup>th</sup> December 2022

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### **Notes of Public Question Time:**

Cllr Bradley welcomed 62 parishioners and members of the public on such an inclement evening and thanked them for supporting the SWDP Consultation. He provided the background to the consultation process, the recently concluded Inquiry and urged everyone to take part in the consultation. At the last review of the SWDP, the enormous number of responses submitted by Bredon residents had a major influence. At Tiddesley Wood in Pershore, the lobbying efforts by residents, reduced the plans for 450 new homes to 112.

A variety of topics and issues were raised by parishioners and public and included:

- Transport Infrastructure – increased congestion and no safe and sustainable links to M5 J9, Ashchurch Railway Station and Tewkesbury School.
- No adequate Traffic Modelling by National Highways and Worcestershire and Gloucestershire County Councils.
- B4080 - unsuitable for commercial traffic, potential problems with construction vehicles, and currently 5,000 vehicle movements through Bredon.
- Housing Supply - Tewkesbury have sufficient supply (10.5k houses at Ashchurch/Fiddington), their own allocations and do not need 500 homes at Mitton.
- Unreasonable for Developers to defy the adopted Neighbourhood Plan.
- Flooding – water runoff into Carrant Brook and inadequate attenuation tanks with consequences for Tewkesbury Town and upstream.
- Area of Outstanding Natural Beauty (AONB) – heritage, lost farmland.
- Ecology and Healthcare issues and no development in open countryside as current SWDP.
- Bredon need a by-pass – rat run with local pinch points and particular problem if M5 closures.
- Bredon Parish would double in size if 1,000 homes and should be named as ‘Bredon’s Hardwick’ not ‘Mitton’.