

BREDON PARISH COUNCIL

The Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 11th October 2010 at 7.15pm.

Present: Cllr's Mrs Whiting, Cllr Wenham, Mr Rhodes, Mr Handy, Mr Brown (Chairman), Mr Darby and Mr Masters.
In Attendance Ms Shields (Clerk), Mr S Green, Mr M Dunn (BCPR), Mrs S Edwards (Bellinger Design), Mrs S Hinds (BCPR) Mrs A Purvis (BCPR), 2 parishioners and Cllr Hardman (County and District).

Mrs Edwards outlined the draft detailed 'Stage 1' plans, which have been developed from the 2009 sketch design, following consultation, with all Utilities providers, tree surveyors, the parish council and other interested bodies, for the development of the playing fields and the costs and financial implications to the council were addressed by Mr Dunn. Mr Green, as owner of Moretons Bank, explained the problems that youths had caused in the past in the North West corner of the proposal. Councillors raised several questions which were duly answered.

1. Apologies For Absence.

Apologies were received and accepted from Cllr's Hardy, Frampton and Jenkins.

2. Declaration Of Interests.

Councillors were reminded of the need to update their register of interest.

Cllr Darby declared a non prejudicial interest in item 7a (I) as a neighbouring farmer and item 8 as owner of two pitches rented to the Rugby Club on a non profit basis.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 13th September 2010.

The minutes were approved and signed as a true record.

4. Correspondence For Information.

The South Worcestershire Development Plan (replacing Joint Core Strategy and Site Allocations and Policy DPD) invitation to attend information meetings, Cllrs Rhodes, Handy and Darby will attend.

5. Finance

a) Invoices To Be Paid.

New Farms £1,429.34, Waverley £869.79, Atlantic Coast (Dog Fouling sign) £70.50, Wychavon Refuse Collection £37.25, Public Works Loan £5,490.51, Lengthsman £176.00, HMCR £145.09, Waverley £431.64, Wychavon (Small lotteries) £20.00, Clerks Expenses £126.86, C W Hygiene £34.57, Hall and Bar Wages £270.15 and N Power £69.27.

b) Financial Report.

Remittance. VAT £936.16, BCPR (106 Monies) £5,242.14, Precept £22,309.00, Village Hall Lettings (Sept) £1,466.93 and Bar (Sept) £2,124.55.

The Council agreed to engage Ms M Adlard to audit the Parish Council Accounts and help with VAT.

6. Progress Reports For Information.

a) Clerk.

b) Playing Field Support Group.

c) Bredon Village Hall Management Group. Report enc.

d) Bredons Norton Village Hall.

Cllr Whiting had attended the recent meeting,

e) Lengthsman.

Audit of Saltbins.

f) Clerks' Finance Working Group.

g) County and District Councillor.

Cllr Hardman would represent the parish council at the Remembrance Day Parade.

Cllr Hardman would represent the council at the Full Planning Appeal for PYE housing development.

Kinsham flood relief drainage scheme is due to commence on the 26th October.

After complaints from Kinsham residents, the councillor is endeavouring to have the VAS situated on the Cheltenham Road through Kinsham as well as main Road Bredon.

h) Bredon Hill Conservation Group.

i) Parish Plan.

j) Highways Issues.

k) Motorway Noise

J Shields
Clerk

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7. Planning.

a) For Consideration.

- (I) 10/02362 Bredon Fields, Eckington Road , Bredon. Non material amendment to planning approval W/09/02797/PP to fit 2 no. velux type roof light windows to south side of garage. Fit 1 no. velux type roof light window to flat roof section of roof on the living room extension. Recommend approval.
- (II) 10/02245 Old Barn House, Manor Lane , Bredons Norton. Erection of a single storey study/home office. The council has not objection in principle to an appropriate new outbuilding. However, it appears that materials to be used in this building are not in accordance with those traditionally used in this part of the Conservation Area - as required by the Bredon's Norton Conservation Area Appraisal 2006. The Council would like to note its concern that policies relating to Conservation Areas and listed buildings are properly implemented. We recommend that a detailed assessment is carried out by the Conservation Officer, and that its recommendations should determine the outcome of the application.
- (III) 10/02298 Old Hall, Back Lane , Bredon, Tewkesbury. Opening up of rear of fireplace and removal of internal partition. (Retrospective). Recommend approval.
- (IV) 10/02200 Croft Farm Leisure and Water Park , Tewkesbury Road , Bredons Hardwick, Application to vary condition No. 1 on application W/01/00240/CU for the use of caravan park for 12 months of the year but controlled by a holiday occupancy condition. Recommend REFUSAL we would reiterate our comments to application W/10/00240/CU where we object to any extension of period of occupancy. In the event that Wychavon wish to make a change to "Holiday occupancy conditions" we would like to suggest the following conditions be applied.
1. Caravans (cabins / chalets) are occupied for holiday purposes only.
 2. Caravans (cabins / chalets) shall not be occupied as a person's sole or main place of residence.
 3. Owners / operators shall maintain an up-to-date register of the names of all owners occupiers of caravans (cabins / chalets) on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local authority.
- The reason for these conditions is to ensure that approved holiday accommodation is not used for unauthorised permanent residential accommodation.
- (V) 10/2001/CU Lower End Cottage, Lower Lane , Bredons Norton, Tewkesbury. Replacement of various windows in house. Installation of bi-folding doors and conservation rooflights in extension. The council has not objection in principle to the works. However parts of the design are not in accordance with those traditionally used in this part of the Conservation Area - as required by the Bredon's Norton Conservation Area Appraisal 2006. The Council would like to note its concern that policies relating to Conservation Areas and listed buildings are properly implemented. We recommend that a detailed assessment is carried out by the Conservation Officer, and that its recommendations should determine the outcome of the application.

b) Decided by Wychavon.

Approved by Wychavon.

- W/10/01787/PP Old School House, Bredon. Proposed Conservatory.
- W/10/01540/PN Bredon House, Church Street, Bredon. 2 no. garages.
- W/10/01801/ET Land at Waterloo Gardens, Cheltenham Road. Extension of Time application for permission W/07/00738/OU for outline planning permission for one residential dwelling.
- W/10/01923/PP The Old Parsonage, Rectory Farm Lane, Bredons Norton. Single storey extensions.
- W/10/02029/PP The Birches, Manor Lane, Bredons Norton. Two storey extension to side, insertion of 3no. dormers to rear elevation of loft area, single storey extension to rear, vestibule and canopy roof to front elevation and new pitched roof to side elevation to existing garage.

To Go to Full Planning Committee

- W/07/00738/OU. Land at Waterloo Gardens, Cheltenham Road, Bredon. Extension of Time application for permission for outline.
- W/10/01960/CU Croft Farm Leisure and Water Park, Tewkesbury Road, Bredons Hardwick. Development & improvements (consisting of resubmission of approved Change of Use of holiday

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park for siting of holiday park homes, replacement of existing ablution block and changing rooms, with new wooden building containing office, store/shop, together with new slipway to river Avon).

Notification Of Planning Appeal

PLANNING INSPECTORATE REF:- APP/H1840/A/10/2127303/NWF

W/10/00154/PN Land South of, Blenheim Drive, Bredon. Construction of 28 dwellings, access road, car parking, landscaping and ancillary works.

8. To Discuss The Rugby Club And The Village Hall.

After a lengthy discussion it was agreed to invite members of the Rugby Club to a meeting.

The meeting was closed to allow Mr Dunn to answer questions regarding the information supplied by Mr Green. Mr Dunn stated that the concerns raised by Mr Green would be addressed by either moving the seating area or removing it altogether from the current position on the plan.

Meeting was resumed.

9. To Discuss the Playing Fields.

Cllr Masters proposed, Cllr Wenham seconded and it was agreed to accept the draft plan presented on the condition that the seating area is relocated or removed from its current position.

10. Update On Rent Reviews.

After taking professional advice, Cllrs Frampton, Jenkins and Brown are negotiating New Leases and are reviewing rents with the Bowling, Tennis, Rugby and Football Clubs.

The council agreed to return the £2,000.00 donation to the bowling club.

11. Update On Coping Stones At The Glebe Field.

Cllr Hardman had arranged for the County Surveyor to look at the Coping Stones, as the cost to replace the 10 stones would be approx, £1,500.00 and another hard winter is predicted it was agreed by the council to monitor the situation this winter and to review the situation in the spring.

12. To Discuss Placing The Playing Fields In Trust.

Deferred.

13. To Discuss the Polling Review.

The Council agreed to reply; Westmancote residents voting should remain in Bredon and at the Village hall. Bredon Village Hall has excellent facilities and is larger than the Victoria Hall in Kemerton therefore it is easily able to cope with the number of voters. There are no parking facilities at Kemerton and street parking is not good, being near a bad bend. Historic ties with the district and the parish councillors, along with the convenience of use at Bredon will encourage a larger turn out.

14. Items For Future Agenda.

Precept, Grass cutting, Westmancote, Grounds man for playing field and vegetation over growth in Main Road, Bredon.

15. Date of Next Meeting.

Monday 8th November.