

# BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Annual Meeting held at Bredon Village Hall on **Monday 9<sup>th</sup> October 2023 at 7:00pm.**

**Present:** Councillors: Mr Nick Bradley (Chairman), Mr Chris Davidson, Ms Katie Hall, Mr Declan Shiels and Mr Rob Sly.

In Attendance: Mr Tim Drew (Clerk), Cllr Adrian Hardman, Alan Newell, Martin Newell and Agneta Newell.

## 1. Apologies for Absence.

Cllrs Ms Karen Brooks, Mr Matt Darby, Mr Kevin Falvey, Mr Andrew Rhodes and Mr Brod Whiting.

## 2. Declaration of Interests.

Cllr Sly has an existing dispensation for SWDP related matters (6 d) and declared a non-prejudicial ODI for Item 6 a) v as a near neighbour of Croft Farm Water Park.

Cllr Bradley declared a declared an ODI (Prejudicial) for Item 6 a) ii.

## 3. To appoint a Deputy Chairman for Item 6 a) ii W/23/01869/HP

It was **agreed** that Cllr Sly would act as Chairman in the absence of Cllr Bradley for this item.

## 4. To consider the Adoption of the Minutes of the Meeting held on Tuesday 12<sup>th</sup> September 2023.

These minutes were **agreed**.

## 5. Finances:

- i. Invoices to be paid:

### Village Hall

Jo Lomasney	Balance of Wages – September 2023	£115.50
CW Hygiene	Cleaning Holiday Cover (11 <sup>th</sup> to 15 <sup>th</sup> Sept 2023)	£150.00
CW Hygiene	Consumables	£203.75
A&E Fire & Security	Annual Tests & Inspections	£779.03

### Parish Council:

Timothy Drew	Balance of Wages – September 2023	£109.00
Greenworks	Mowing – September 2023 (x2)	£1822.39
Wychavon	Uncontested Admin Charge for May 2023 Election	£50.00
Richard Buxton Solicitors	Charges for Planning & Consultancy	£2280.00
Community Heartbeat	Replacement Defibrillator Pads & Electrodes	£756.60
Kohler Mira Ltd	Changing Room Inspection & Service Contract	£2754.26
David Gray	Lengthsman – September 2023 (Highways)	£390.00
David Gray	Lengthsman – September (Parish)	£85.00

All payments above were **agreed**.

- ii. To approve the Financial Report.

The September 2023 bank statements and cash book were **approved**.

## 6. Planning:

- a) For Approval:

- i. W/23/01814/FUL The Chapel, Chapel Lane, Kinsham, GL20 8HS  
*Change of use of the Baptist Chapel to short-term holiday let accommodation.*  
**No objection, subject to approval by the Conservation Officer.**
- ii. W/23/01869/HP 10 Vallenders Road, Bredon, GL20 7HL  
*Ground and first floor extensions, including internal and external modifications - Variation of condition 2 on granted planning permission 18/00661/HP.*  
**(Note: Cllr Bradley left the meeting and Cllr Sly acted as Chairman).**  
**It was noted that during the enforcement process five different officers had been appointed and Wychavon proposed several improvements which were subsequently withdrawn. The objections, posted by some consultees (neighbours), were considered. After careful review of the plans and elevations it was concluded there are no grounds for objection, however, the new window should not be used for access or egress and the roof must not be used for any other purpose.**  
**No objection, subject to comments relating to the window and roof.**
- iii. W/23/01859/HP The Pound, Westmancote, Bredon, GL20 7ES  
*Demolition of existing detached garage and erection of replacement detached garage with pitched roof.*  
**No objection, subject to the use of materials matching the existing building (e.g., Cotswold Slate roof tiles) and approval by the Conservation Officer.**
- iv. W/23/01751/FUL The Manor, Farm Lane, Westmancote, GL20 7ES  
*Erection of single storey timber stable building with concrete hardstanding, perimeter timber fence and associated drainage works. Change of use of land from agricultural to equestrian use.*  
**No objection, subject to the statutory consultation comments.**
- v. W/23/01798/FUL Croft Farm Leisure & Water Park, Bredon's Hardwick, GL20 7EE  
*Erection of a dwelling and associated garage.*  
**(Note: Cllr Sly left the meeting).**  
**The position of planning application W/22/00314/FUL and the allocation of green space at Croft Farm were discussed and deliberated. The house, within the development area of Bredon's Hardwick, is considered to represent a quality construction for the neighbourhood.**  
**No objection, subject to approval by the Heritage Officer.**

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

b) Approved:

- i. W/23/01314/HP 1 Plantation Crescent, Bredon, GL20 7QG
- ii. W/23/01275/HP Melrose, Main Road, Bredon, GL20 7QN

c) Refused:

- i. W/23/00644/FUL Windermere, Cheltenham Road, Kinsham, GL20 8HP

d) SWDP Review:

The examination in public is proceeding without the approval of District Councils, despite changes to council membership resulting from the May 2023 elections. Mitton Bank still showing a provision of 1,000 homes, with no transport modelling undertaken.

e) Garden Town Update:

Cllr Sly provided an update. The Leader and CEO of Tewkesbury Borough Council invited Parish Councils to a presentation of the project plan, which will be produced in 6 weeks. Only Bredon

Parish Council were invited from Worcestershire. A Flood Plain commissioned by Tewkesbury Town Council is to be circulated and there are other numerous issues which will need addressing at the planning application stage. It was **agreed** to pay >£500 to produce a formal report. Both the Transport and Ecology Reports are nearing completion.

f) Other Planning Matters:

Newland Homes have expressed an interest in arranging a presentation to Councillors outlining their interest in fields around Hardwick Bank Road.

A strategic update meeting with Richard Buxton Solicitors was agreed with Cllrs Bradley, Brooks, Darby, Davidson, Hardman and Sly participating.

Cllr Bradley attended a Wychavon/Worcestershire CALC meeting at which Sarah Wilkins, Director of Education Place Planning, gave a presentation on 2-Tier Education plans for Pershore. The proposed school at Mitton Bank was raised it was **agreed** the Council would meet with Sarah for further discussions.

Hallow Parish Council have been experiencing challenges from “speculative development”, including affordable rural exceptions sites and their view is many Planning and Appeal decisions seem to be contrary to such Neighbourhood Development Plans. It was **agreed** the Council will co-sign either Hallow’s letter to Harriett Baldwin MP; and/or provide a representative to be part of a meeting with Harriett should Hallow successfully arrange for this.

Wychavon are holding a Planning Communities Together event on 23<sup>rd</sup> November 2023 which will be attended by Cllrs Bradley and Sly.

Wychavon have prepared a press report relating to Castle View which will be published in the November Parish Magazine.

**7. Grass Cutting Tender 2024.**

Cllr Sly presented the maps and proposed the only change to the current contract is an extension to the 40mph speed limit at the Moretons. This was **agreed**.

**8. Bredon Parish Magazine.**

Cllr Shiels confirmed that Bredon PCC have appointed a new Editor and the first input from the Council will be required by 12<sup>th</sup> January 2024. Costs for one-off publications and distribution to follow.

**9. Bredon Community Play & Recreation (BCPR):**

BCR have been quoted £3,000 of which they will contribute £1,500. Clerk to contact sports clubs to agree actual location on Playing Field. Section 106 monies to be considered for purchase and installation.

BCPR have submitted a 5 Year Plan for consideration.

Clerk has received RoSPA quotation for an annual Inspection. RoSPA visit Gloucestershire every April/May to inspect outdoor play areas at a special discounted rate. This is based on a charge of £105 plus VAT per site to inspect up to 5 items of play equipment on the play area, with an extra fee of £3.50 plus VAT to inspect each play item over five.

BCPR consider that fencing is the top priority, with metal as an option, for the main Play Area. Clerk to contact Wychavon to discuss the provision of new and additional waste bins.

**10. Progress Reports and Updates.**

a) County and District Councillor:

- No report.

b) Police Report:

- No report.

c) Working Groups.

- The Executive & Finance meeting was postponed from October to November 2023.
- Given the need for additional Council members to serve on Working Groups (at least 5 persons), Cllr Davidson **agreed** to serve on Executive & Finance.
- The next meeting of Transport & Organisations will discuss input to the SWDP.

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

Mark Farey's request to increase his monthly fee, for maintaining the Village Hall (External), by £10 a month from January 2024 was **agreed**.

Matt Hale's £1,200 quotation for tree surgery, at The Eckington Road car park and in Blenheim Drive, was **agreed**.

Connection to the Slow Ways national walking network was deferred to December meeting.

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

Cllrs Davidson sent his apologies for the November meeting.

The Parish Magazine for November 2023 to include a Castle View press release from Wychavon and an apology for the omission of a Council article in the October edition.

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

13<sup>th</sup> November 2023

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

Martin Newell gave the history and background to planning application W/23/01798/FUL. Care that has been taken with design of the proposed house will add to the streetscape scene of Bredon's Hardwick which is a hamlet with a diverse range of building styles. There is considerable landscaping already planted, so the impact of this house adjacent to the original Croft Farmhouse will be minimal.

Alan Newell stated the local green space was not relevant and confirmed Croft Farm would provide further employment opportunities. The intention is to keep the field beyond this application site as a green space for the many primary activity groups we have been accommodating since 2006.