

## BREDON PARISH COUNCIL

The Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 13<sup>th</sup> December at 7.15pm.

Present: Cllr's Mrs Whiting, Mrs Wenham, Mr Handy, Mr Sly, Mr Woodward, Mr Hardy, Mr Frampton, Mr Brown (Chairman), Mr Darby and Mr Masters.  
In Attendance Ms Shields (Clerk), Cllr A Hardman (County and District), CSO Williams, Mr Grey, Mr White and Mr Stirling.

CSO Williams gave the council the latest crimes figures which are available on Crime Mapper through [www.westmercia.police.uk](http://www.westmercia.police.uk). Since CSO Williams started working in Bredon, Antisocial behaviour has substantially decreased around the playing field and car parks. The police have worked at building a rapport with the young people of the village. The council took the opportunity to thank Simon and PC Shephard for their efforts in Bredon Parish.

### **1. Apologies For Absence.**

Apologies were received and accepted from Cllr Rhodes.

### **2. Declaration Of Interests.**

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

Cllr Handy declared a non prejudicial interest item 8 (i and ii). Cllr Darby declared a prejudicial interest in item 8 (i and ii), as a land tenant of the applicant.

### **3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 8<sup>th</sup> November 2010.**

The minutes were approved and signed as a true record.

### **4. To Consider The Adoption Of The Minutes Of The Meeting Held On The 13<sup>th</sup> November 2010.**

The minutes are to be amended and presented at the next meeting.

### **5. Correspondence For Information**

Cllr Darby will send a letter in reply to the correspondence from 'Open Space'. Cllr Woodward to investigate "Mockfest". A report had been received from the footpath warden (enc). Clerk to write and thank Mr Doble (Kemerton Estate) and David Jelfs for their help. Cllr Sly and Brown will attend the County Council Budget meeting to be held on the 19<sup>th</sup> January 2011.

### **6. Finance**

#### a) Invoices To Be Paid.

Waverley £1,826.78, A and E Fire Equipment £90.55, BT Village Hall £190.31, CALC £7.50, V H Gas and Electric £443.05, Open Space Renewal £40.00, Cottrill £7,202.75, Parish Mag Village Hall £40.00, New Farms £714.67, A Binns £1,175.00, CW Hygiene £25.66, Bellinger £7,615.39, Lengthsman £176.00, B J Unwin £763.75, Staff costs £1,243.55.

#### b) Financial Report.

Receipts. WCC Lengthsman, - £176.00, E. A. Dock Rent £150.00, Bar takings (nov) £1,558.93 Hall lettings (nov) £2,987.49, Interest £2.03, Flood Grant £5,000.00.

### **7. Progress Reports For Information.**

#### a) Clerk. (enc)

#### b) Playing Field Support Group.

The ownership of the bridge over the Brook to be established.

#### c) BCPR.

#### d) Bredon Village Hall Management Group. (Report enc).

As a result of correspondence received it was agreed to purchase a new ladder for the hall, Cllr Brown to organise.

#### e) Bredons Norton Village Hall. (No report.)

#### f) Lengthsman.

Clerk had informed Highways of the need to fill grit bins in Westmancote, only one of the three bins appears on the gritting map. Cllr Hardiman will investigate.

#### g) Clerks' Finance Working Group. (No report.)

#### h) County and District Councillor.

Worcs County Council has had its Budget reduced by £45m (just under 9%).

An electoral review had been called for Bredons Norton.

The hedge in Main Road, Bredon, the parish council to provide quotes.

Residents are urged to report pot holes and the need for grit to highways.

#### i) Bredon Hill Conservation Group

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The overdue scheduled meeting, due to be held in Bredon, was cancelled for a third consecutive time at short notice. On this occasion the secretary failed to consult with Bredon's representative in the usual way, and organised the meeting to coincide with today's Bredon Parish Council meeting. The meeting agenda neglected to include a number of key items requested by members. The council continues to press for administrative improvement.

j) Parish Plan.

A complete draft of the VDS has now been written. Further research and consultations need to be carried out before a final draft is prepared for public consultation. The Government's Localism Bill, published today, will need to be studied for potential impacts.

k) Highways Issues. (No report.)

l) Motorway Noise. (No report.)

### 8. Planning.

- (I) [10/02438](#) Westhurst, Eckington Road , Bredon. New first floor extension to existing single storey wing of existing residence. Recommend approval.
- (II) [10/02440](#) Westhurst, Eckington Road , Bredon. Erection of extension to the principle elevation of the dwelling. (Certificate of Lawfulness Proposed) No Comment.
- (III) [10/02820](#) Orchard House, Chapel Lane , Kinsham. Non-material amendment to permission W/10/01434/PP to replace oak frame work on first floor bedroom exterior with render and stone; move new gablet on first floor; add velux windows to master bedroom en-suite; remove one sunpipe; retain existing chimney/wall and integrate into interior layout; straighten boundary wall line of study. Recommend Approval.
- (IV) [10/02770](#) Drapers, Church Street , Bredon. Proposed new residential property. The proposed development is located in the heart of the Conservation Area, at the eastern end of a cluster of exceptionally important listed buildings. These include St Giles Church (230 metres away) and Bredon Tithe Barn, which are both Grade I listed, and the Old Rectory (250 metres away) which is Grade II\*. The site is immediately adjacent to four Grade II listed properties (Avon Cottage, 1 & 2 Avondale Cottages, Avondale), and is only 24 metres from the important Reeds Almshouses, which are also Grade II listed. The location for this development is therefore exceptionally sensitive.
- (V) The current proposal does not preserve and enhance the Conservation Area as required by ENV12 of the Local Plan. It is not in accordance with Management Proposals 3, 4 and 6 of the Bredon Conservation Area Appraisal (adopted by Wychavon, January 2008). In particular the plans fail to preserve or enhance in the following ways:  
The exterior walls are constructed from Bradstone and render, with the roof tiled in plain brown clay plain tiles. This is not in accordance with the materials traditionally used in the Conservation Area, which are predominantly Cotswold limestone for walls (with some red brick and timber-frame), or red-brown clay tiles for roofs (with some limestone tiles and thatch).  
The proposed windows are uPVC construction, rather than traditional timber and glass  
The proposed doors are uPVC, rather than traditional painted timber  
With regard to the boundary treatment, the hard, straight 45 degree driveway splays are particularly out of keeping with the character of the street scene, and curving splays would be preferable. The design retains inappropriate modern panelled fences instead of taking the opportunity to replace these with traditional walls or hedges.  
The treatment for the parking and turning area is not specified, but brick and tarmac should be avoided, with Cotswold gravel being the most appropriate. Recommend Refusal.
- (VI) [10/02823](#) 9 The Croftlands, Bredon. Lawful Use Proposed for construction of glazed art studio in garden. Recommend approval.
- (VII) [10/02730](#) Old College Farm, Main Road , Bredon. Replace two UPVC windows and one set of UPVC french doors on South elevation with painted timber double glazed windows and doors. Recommend Approval .
- (VIII) [10/02244](#) Hillside, Dock Lane ,. Two Storey extension to provide larger kitchen with dressing room over. Recommend Approval.

### Tree Preservation Order

14/10/001/TPO The Thatchings, Lower lane, Bredons Norton.

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### Amended Plans

W/10/026/PP West Barn, Farm Lane, Westmancote. Retrospective application to retain solar panel on a detached garage.

### Approved by Wychaon

W/10/02412/PN - Land Rear of, Briar Cottage, Rectory Farm Lane, Bredons Norton.

### Refused by Wychavon

W/10/02001/LB - Lower End Cottage, Lower Lane, Bredons Norton

### **9. To Appoint A Councillor To The Following Groups; Finance And Staff.**

The council agreed to appoint Cllr H Handy to the Finance group and Cllr Frampton to the Staff group

### **10. To Update the Council on the Rugby Club And The Village Hall.**

A meeting is to be held on the 16th December.

Cllr Woodward asked and was given the full support of the council, for the group to continue.

### **11. Update On Rent Reviews.**

The rent, as from the first of August 2011 has been agreed with the Football and Tennis Clubs, both clubs are to draw up leases for approval of the council.

Councillors are to meet with the bowls club to discuss their lease.

### **12. To Discuss Placing The Playing Fields In Trust.**

All councillors are to be sent details and it will be discussed at the next meeting as a high agenda item.

### **13. To Discuss Grass Cutting.**

The current contract has 1 more year to run, the council agreed for the clerk to contact the contractor to ask for the ceasing of cutting from the 30<sup>th</sup> September and for the cost to remain the same as 2010.

### **14. To Consider a Litter Bin in Church Street.**

Cllr Hardman and Cllr Handy will speak to relevant parties regarding this issue and report back to the council.

### **15. To Consider Lottery Funding for the Village Hall.**

The council agreed to employ a specialist to pursue funding for the village hall.

### **16. Items For Future Agenda.**

'Mockfest' Update.

### **17. Date of Next Meeting.**

Monday 10<sup>th</sup> January 2011.