

Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 12th March 2012.

Present: Cllr's Mrs Gail Whiting, Mr Matt Darby, Mr Phil Handy (Chairman), Mr Kevin Falvey, Mr Allen Frampton, Mr John Masters, Mr David Newcombe, Mr Andrew Rhodes and Declan Shiels.
In Attendance Ms Shields (Clerk) and Cllr Adrian Hardman.

Cllr Frampton gave the Council an over view of the task that he and Cllr Rhodes had been given regarding the leases with the four clubs that use the playing field facility.

1. Apologies for Absence.

Apologies were received and accepted from Cllr's A Palmer, R Sly and A Woodward.

2. Declaration of Interests.

Cllr's were reminded to update their register of interests.

Cllr M Darby has a non prejudicial interest in item 6a iv, as farmland belonging to his family is located opposite.

Cllr D Newcombe has as a non prejudicial in item 9, although his name appears on the current lease to the Rugby Club lease as a trustee, he is no longer a member.

Cllr M Darby has a prejudicial interest in item 9 as he leases land to the Rugby Club.

Cllr K Falvey has a prejudicial interest in item 9 and 11 as Chairman of the Rugby Club.

Cllr A Frampton has a prejudicial interest in item 9, as a member of the Bowls Club. (He had joined when the lease had been agreed with the Bowls Club).

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 13th February 2012.

The minutes with an amendment will be signed as a true record.

4. Correspondence For Information.

Clerk and the Parish Paths Warden to complete and return form to Worcestershire County Council.

Parking in Church Street had been raised by a resident and passed to the County Councillor.

Kinsham residents are disappointed with the proposed increase in the Speed Limit – Clerk to respond.

The W I is undertaking a litter pick, and as in previous years they will use the Parish Council Public Liability Insurance, the Council agreed to provide a Bursary of £100.00.

The Clerk to ask the W I for further details regarding the question of planting a tree for the Diamond Jubilee.

One of the Cherry Trees at the Dock needs to be removed as it is damaging the retaining wall.

5. Finances.

a) Invoices to be Paid.

The council agreed the following payments

Parish Council

Trident Blast £672.00, W CALC £7.50, Lengthsman £132.00, Clerks Expenses £112.09, Clerks Pension £160.23, Clerks Salary £553.17 and CPRE £10.00.

Village Hall

Telephone Bill £122.42, Waverley £631.86, Waverley £130.62, R Snow £56.37, R Snow £194.00, Domestic and General Insurance £65.28, British GasElectric £169.82, British Gas £373.81, Waverley £562, Hall Manager £258.45, Hall Manager £357.41, D Rosser £88.00.

b) Financial Report.

Remittance.

Village Hall - February Bar takings £1,647.00, Lettings £2, 938.00.

Parish Council - Lengthsman £220.00.

6. Planning.

a) For Consideration.

- i. W/12/00331/CU Blackberry Barn, Manor Lane, Bredons Norton. Conversion of tow linked barns to create a single live/work unit. Reasons to object - This application for a new dwelling combined with a subordinate employment element, has not satisfied the requirements of Wychavon Local Plan Policy RES8 or of Wychavon's Supplementary Planning Document District - Reuse of Rural Buildings SPD (April 2008). Given that

extensive permitted development rights exist for agricultural buildings, it is important that policies regarding their conversion are properly upheld, to prevent widespread abuse.

- II. W/12/00513 Fir Tree Cottage, Manor Lane, Bredons Norton. Remove existing wooden conservatory with polycarbonate roof and replace with new oak framed conservatory with glazed roof. No reasons to object.
 - III. W/12/00248/ Rosemeand Cottage, Main Road, Bredon. Side extension. No reasons to object.
 - IV. W/12/00232/PP Rosemullion, Lower Westmancote, Bredon. Proposed utility and porch extension. No reasons to object - but comment as follows
“Bredon Parish Council considers the scale and design of the proposed extension to be appropriate to the existing building, which is within the Conservation Area. We note that the Bredon Conservation Area Appraisal (2008) identifies the site of the proposed extension as ‘Prominent Open Space’. The Parish Council does not support any development resulting in significant loss of Prominent Open Space within the Conservation Area. However, in this instance the proposed extension is adjacent to an existing building and is comparatively small in area. The Parish Council does not consider that the loss of Prominent Open Space would be significant, given that the proposed extension would have a minor beneficial effect in screening some unsympathetic development beyond the Conservation Area from the road.”
 - V. W/12/00211/PP 10 Hill Close, Westmancote. Demolish rear extension erect single storey extension. No reasons to object.
- b) Decided By Wychavon.
Approved by Wychavon.
36 Queensmead, Bredon, Tewkesbury
Gone to Appeal
W/11/01693/LUP, West Barn, Farm Lane, Westmancote.
With drawn
Avonside Cottage (W/12/00092/PP and W/12/00098/LB)

Cllr M Darby, with the Council’s agreement, has been continuing to meet other Parish Councils and Tewkesbury Borough Councillors regarding the Gloucester-Cheltenham-Tewkesbury Joint Core Strategy (JCS), to put across Bredon’s key points.

7. The Parish Office.

The IT system has been ordered and a telephone has been donated, the Office should be ‘running’ by the end of March.

8. To Consider Renewing the Grazing Agreement for the Glebe Field.

The council agreed to renew the lease on the Glebe Field Clerk to progress.

9. To Discuss Leases with Clubs.

Cllr Falvey and Cllr Darby left the room when the Rugby Club was discussed; Cllr Frampton remained as no discussion took place solely regarding the Bowls Club.

Cllr’s Rhodes and Handy had taken advice from Mr I Long, the Solicitor engaged by the Council, all of the pockets of land constituting the playing field will be registered as a whole, once this has been achieved individual agreements will be drawn up.

Rugby Club.

The recent letter received from the Rugby Club had asked the council to consider the following costs in relation to the proposed Club House development. The Parish Council agreed to the following:-

- Reimburse £670.00 to pay for the Planning Application submitted by the Rugby Club.
- To donate £2,500.00 towards the cost of Architectural and Project Management costs of a new Club house, if and when required.
- The Rugby Club will be required to pay for the use of the Jubilee Room and Kitchen at the normal charges from April 2012 as previously agreed.
- To return the Rugby Clubs Donation of £1,000 given in 2009, this was to help the Council in the purchase of the Village Hall.

All the above points were agreed unanimously.

The Council also agreed to continue 'talks' with the Rugby Club, with the aim of assisting the Rugby Club with its efforts to establish a Club House, in addition the Council agreed that in the future these talks would involve the full Council excluding those with prejudicial interests.

10. To Discuss the Tree Report.

The Council is awaiting quotes for the work to be carried out next to the Village Hall.

Clerk to report the trees in Blenheim Drive to Highways.

11. Discuss Grass Cutting – Update on Tender and Playing Fields.

The contract for the verges, references having been checked, had been awarded to GBD Evesham Ltd.

All tenderers had been contacted and asked if they would tender for 'cutting of the playing fields'.

Due to time constraints, the Council agreed for Cllr's Handy, Rhodes and Masters to meet the tenderers on the playing field and for tenders to be returned to the Clerk, opened in the presence of the three councillors and awarded to the 'most economic bid'.

12. To Agree the Terms of Reference for the Bredon Playing Fields Partnership (BFPF).

The Council agreed to the wording, with one amendment.

13. Progress Reports For Information.

a) Clerk.

Report had been circulated to all councillors.

b) BCPR.

Report had been circulated to all councillors.

The Council agreed for the Playing Field to be sprayed with weed killer.

The Council agreed for Cllr Masters to arrange for the waste vegetation to be removed by a contractor.

c) Bredons Norton Village Hall.

No meeting had taken place.

d) Bredon Village Hall.

Quotes will be obtained to renew the doors between the Jubilee and Kitchen.

e) Hancocks Trust.

Deferred as Cllr Sly was unable to attend.

f) County and District Councillor.

The Councillor had received many responses to the proposed speed increase in Kinsham.

The yellow lines on Main Road Bredon had been agreed and will be in place shortly.

A meeting between Highways and a resident regarding changing the 'GIVE WAY' sign, at the junction of Main and Eckington Roads, with a 'STOP' sign, and to have CHILDREN PLAYING SIGNS on Main Road by the Playing Field.

The Footway linking the Jubilee and Bowls Club car parks will go ahead in the next financial year, hopefully at the same time the drainage problem outside 'Twin Firs' will be addressed.

The Councillor asked the Council permission to pursue the repair of the footway between Bredon and Kinsham; however this will not be in the next financial year.

He congratulated the Parish Council for being responsible for the very small fall in Council Tax bills.

g) Bredon Hill Conservation Group.

No report.

h) Highways.

Issues mentioned in other agenda items

14. To Consider a Flag Pole and Village Flag.

The council agreed for Cllr Woodward to pursue this idea.

15. New Homes Bonus.

Ongoing.

16. Items For Future Agenda.

Cllr Falvey – Sports England Funding.

Cllr Frampton – Planting on the wall between Brensham Court and the playing field.

Cllr Rhodes – Cycling on Bredon Hill and Westmancote.

Residents – Notice Boards.

Cllr Palmer – Pedestrian crossing.

The new post box is in situ in Westmancote.

17. Date Of Next Meeting.

Parish Council Meeting – 16th April

Annual Parish Meeting - Monday 30th April 2012.