

Bredon, Bredon's Norton and Westmancote Parish Council

Minutes of the Bredon Parish Council meeting held at Bredon Village Hall on Monday 5th August 2013 at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mrs Gail Whiting, Mr Stuart Bird, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr John Masters, Mr Andy Norman, Mr Andrew Rhodes, Mr Rob Sly and Andrew Woodward. (Chairman),

In Attendance Ms J Shields (Clerk), Mr P Whitehead, Mr and Mrs Beard, Mrs Rose, Mr Sircombe, Mr Miles, Mr Jackson and Mr Meikle.

Mr Whitehead reported to the council the events which had taken place at the land adjoining Perwell Close. On Sunday 30th June, contractors, working on land belonging to Brensham Estates, began felling trees in Perwell Wood, stating they were only going to remove trees which were diseased or old. However, the work continued on Monday 1st July until the entire section of woodland between 4-10 Perwell Close and the brook had been felled. Residents subsequently contacted various authorities, including the Forestry Commission and the Police. It was established by the authorities that two criminal offences had taken place: the trees had been felled without a Felling Licence which is an offence under the Forestry Act 1967; and birds nests had been recklessly destroyed which is an offence under the Wildlife & Countryside Act 1981. Harriet Baldwin MP is backing the Forestry Commission to issue a 'restocking order', for the wood.

Wychavon District Council has issued a Tree Preservation Order No. 002 2013, on the area 'land adjacent to Perwell Close'.

The area including the stream has now been 'tidied' by a contractor.

According to the Land Registry, the land was sold to Coombs Developments Ltd on 9th July with Brensham Estates retaining a restriction over that part of the land which was cleared. The residents of Perwell Close are concerned that the clearing of this area is in preparation for a Planning Application.

Mr Meikle informed the Council of the concerns of the elderly residents at the rear of Bredon Lodge, where a planning application for 24 houses has just been received. Mr Meikle on behalf of the resident's would like to see a 15 metre wide 'buffer' zone between Bredon Lodge and any new housing.

1. Apologies For Absence.

Apologies were received and accepted from Cllr's Declan Shiels and John Masters.

2. Declaration of Interests.

- Cllr Woodward declared a DPI in item 6c as an adjacent land owner and an ODI, as a friend of the applicant in 6d.
- Cllr Darby declared a prejudicial ODI in item 6 vii as his farm has a long association with the Meadows family at Home Farm, and following the advice of Wychavon's Head of Legal and Support Services an ODI in item 6c, Mr A Darby is the owner of land across the B4079 from the application site. He also owns some parcels of woodland west of the application site, though not directly adjoining it.

Cllr Darby declared a prejudicial ODI in item 6v, and 6ix, as he is a farming tenant of the applicants.

- Cllr Norman declared a DPI in Coomb's Developments Ltd in connection with another matter and would not be seeking dispensation to discuss or vote in any issue relating to this company.
- Cllr Handy declared an ODI in 6v as a neighbouring land owner.
- Cllrs Falvey and Darby declared a prejudicial ODI in item 12 playing field leases.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 1st July 2013.

The minutes, with the planning comments and Cllr Bird added, having been previously circulated were agreed and will be signed as a true record at a later date.

4. To Discuss New Homes Bonus Applications.

The Chairman on behalf of the council thanked the working group for putting the bid together.

Due to the recent changes in funding by Central Government to Housing Authorities (Wychavon), reducing the amount of New Homes Bonus available to Parish Councils, the council unanimously agreed to submit to Wychavon a proposal for £26,012.56.

5. Finances.

a) Invoices to Be Paid.

The following invoices were approved for payment.

PC

DD. Clerk £542.42, Pension £176.44, N Power £2.46, N Power £66.33, Severn Trent £327.33, Severn Trent £67.06, BT £50.4.

Cheques. New Farms 558.00, Westcotec £96.00, Annual Playground Inspection £168.00.

M Adlard £460.00, Clerks Expenses £126.24, GBD £653.44, Wychavon Sports £60.00, S Gwilliam £176.00, A Brooks £53.00, John Threadington £120.00, Caudles £456.00, Theocus £456.00, New Farms £558.00.

Village Hall.

DD J Lomasney £258.45, British Gas - Gas £37.30, Electric £130.86, Severn Trent £604.27, Inn Express £987.18,

Cheques JMC £19, 634.40, HMRC £87.00, C W Hygiene £26.21, J Lomasney NYR , D Rosser NYR, Clerks Expenses £15.00, Wychavon Premises Licence £180.00.

b) Financial Report.

The following remittances had been received.

PC Lengthsman £, Bowls Club- Rent £2,000.00, Wayleave £18.94.

Hall Bar £1,354.70, Hall £2,209.81.

c) To Consider Rate Relief Application.

The council agreed to support the application (option A) and make a donation of £5.91.

d) To Consider The Purchase Of A Lawn Mower To Cut The Grass At The Village Hall.

The council agreed to the purchase of a lawn mower for the Village Hall.

6. Planning.

a) For Consideration.

I. W/13/01302/PP Jasmine House, Manor Lane, Bredons Norton. Two storey side and rear extensions. No reasons to object

II. W/13/01458/ET Stanway Screens Ltd, Oil Croft Orchard, Main Road, Bredon. Extension of Time application for planning application ref: W/10/01369/PN Proposed extension to north side of existing factory and two storey storage (documents) and rest room facility. No reasons to object

III. W/13/01407/PP 12 St Giles Road, Bredon. Certificate of lawfulness application (proposed) for side, single storey extension. No reasons to object

- IV. W/13/01246/PP Steephholm, Dock Lane, Bredon. First floor extension with two storey extensions to front, side and rear and creation of extended car parking and turning areas
Reasons to object. The proposed alterations are not subservient to the original building and do not comply with Local Plan Policy SUR6.
The proposals do not satisfy the requirements regarding second storey extensions set out in Section 5 of the Wychavon Residential Design Guide SPD.
The application site directly abuts and, being located on higher ground, overlooks the Bredon Conservation Area. The addition of a second storey would be detrimental to the street scene and would not “preserve or enhance the character or appearance of the area” and therefore would not comply with LP Policy ENV12.
- V. W/13/01374/PP Westhurst, Eckington Road, Bredon. Application for a Lawful Development Certificate for the proposed erection of extension to the principle elevation of the first floor only over existing wing. No reasons to object. Cllr Darby took no part in deliberations.
- VI. W/13/01197/CU The Home Farm, Manor Lane, Bredons Norton. Change of use of first floor farm shop storage space associated with Meadows Farm Shop to residential unit
Reasons to object. Loss of commercial space and not sustainable development as per the NPPF and Wychavon District Local Plan. Cllr Darby took no part in deliberations.
- VII. W/13/01227/CU Lampitt House, Lampitt Lane, Bredons Norton. Conversion of existing workshop building to create a single live/work unit.
Reasons to object. The proposal conflicts with SWDP 8 J i which requires that the residential use is clearly ancillary with floor space split at least 60% employment and no more than 40% residential. Under the proposal, these proportions are reversed. Furthermore, the residential and work spaces are not entirely separate, as required by the policy SWDP 8 J iii, but connected by an internal staircase.
- VIII. W/13/01349/PN Part Garden of, Yew Tree Cottage, Lower Lane, Kinsham.
Proposed dormer bungalow.
Reasons to object. The site is located 200m by road from the Kinsham development boundary. The proposed development therefore does not comply with Wychavon Policy GD1.
Kinsham has been categorised as ‘Lower Category – 4B’. The emerging SWDP (Preferred Options Main Document) states that development in Category 4B villages (or in the open countryside) “would not be supportive of the Sustainability Appraisal”. Under the National Planning Policy Framework (NPPF) Paragraph 14, there is a presumption in favour of sustainable development. However, this application does not meet the tests of sustainability set out in the SWDP Sustainability Appraisal. The application is contrary to NPPF 35 which requires that development should give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- IX. W/13/00845/PN - Dairy Cottage, The Moretons, Kemerton Road. Extension to Holiday Letting. No Reason to object Cllr Darby took no part in deliberations.
- X. W/13/01399/OU Land Of Oak Lane, Outline Planning for 24 dwellings, access road, car parking, landscaping and auxiliary works. Comment To Follow.
- XI. W/13/01625/PP Land adjacent Micris, Chapel Lane, Kinsham. Erection of two dwellings and formation of Meadow Space. Reasons to object:
The application is contrary to NPPF 74, which states that “existing open space... should not be built on unless: an assessment has been undertaken which has clearly

shown the open space... to be surplus to requirements". Under the Wychavon Local Plan, the entire application site has been designated 'Open Space' (COM13). The application site lies outside the Kinsham Development Boundary and therefore conflicts with SWDP 2. Kinsham is a Category 4b settlement, and is therefore considered an unsustainable location for new development other than limited infill within the development boundary.

All of the application site has been designated 'Local Green Network' on the SWDP Policies Map, and the proposal therefore conflicts with SWDP 38.

The application site lies outside the Kinsham Development Boundary and is therefore contrary to Wychavon Local Plan Policy GD1.

Under the Local Plan the entire application site is designated 'Open Space' and the application therefore conflicts with WLP COM13

- b) Decided By Wychavon.

Approved by Wychavon

W/13/01204/PN - Folley Cottage, Bredons Hardwick Lane, Bredons Hardwick, Demolition of existing property and construction of two houses.

W/13/01227/CU Lampitt House, Lampitt Lane, Bredons Norton. Conversion of existing workshop building to create a single live/work unit.

Refused by Wychavon

W/13/00957/CU Stable Cottage, Home Farm, Manor Lane , Bredons Norton. Proposed change of use from a holiday let to an independent unrestricted Residential dwelling.

- c) To Discuss Possible Development At Bensham.

Cllr Woodward left the room and the Cllr Handy assumed the Chair.

A variation of Tree Preservation Order No 1 2013 has been confirmed for several trees in the proposed area of the development.

Cllr Rhodes to contact the planning department to find out if the application will be going before the August Planning Committee Meeting, Cllrs Palmer and Sly volunteered to speak on behalf of the council.

Cllr Woodward returned and took the chair.

- d) To Discuss Possible Development in Oak Lane.

The Council agreed to hold a public meeting on Monday 19th August, regarding the submitted planning application, to be displayed in the notices boards, shop and delivered to neighbouring residents.

7. Correspondence for Information.

Clerk to write to all land owners with greenery overflowing onto footways, as the period when they are not allowed to be cut on agricultural land has finished.

The Council agreed for the PCC and the Play school to put up banners and notices for the Boat Race and Mini Marathon.

Cllr Darby will look into the request by the Tennis Club to have the trees cut back that are over hanging the courts and a single tree on the western side possible removal and will advise the council at the next meeting.

The Council agreed to the Rugby Club placing their fund raising notice board, as presented to the council, at the bottom of the carpark adjoining the playing field, until work on the Club House starts.

The Council had been notified of the Policing in West Mercia annual survey for Town and Parish Councils. It was agreed that Cllr Falvey would complete this.

The Council had been notified of the Worcestershire Gypsy and Traveller Accommodation Assessment 2013 Stakeholder Consultation. It was agreed that Cllr Palmer would respond.

8. To Discuss The Structural Survey Of The Dock.

The council agreed to have a plan drawn using the sloping technique advocated by the structural survey to include sloping access for wheel chairs etc, Clerk to progress.

9. To Discuss the Accounts and Audit of April 2012 to March 2013.

The Council agreed to elect Cllr Bird on to the Finance Group and for a meeting to be arranged as soon as possible.

Village Hall Management Group will be on the agenda for the next meeting.

10. Grass Cutting Update.

Cllr Sly had observed and made contact with the two contractors. A new plan will be devised for the tendering process in November.

11. Progress Reports For Information.

a) Clerk.

Collection dates had been received for the dog bins and will be monitored.

A further set of clips for the VAS has been received.

Wychavon Monitoring officer had been informed that the Council uses the Wychavon Web site to display minutes etc. and does not have its own website.

b) Bredon Village Hall.

Remedial painting of the Chandler room and Old Hall will take place in the school holidays. All work by JMC has now been 'signed off', the boiler has 5 year guarantee if yearly checks are carried.

Letter received from Bredon WI will be discussed with the Manger to see if solution that suits all can be found.

c) Bredons Norton Village Hall.

The Village Fair will take place on the 7th September.

d) County and District Councillor.

No report.

e) Defibrillator.

Ongoing.

f) HFN and the Skate Equipment.

Held in closed session.

g) Rural Broadband.

h) Parish Magazine.

i) Bredon Hill Conservation Group.

Cllr Darby reported that as the Council's representative he had agreed to BHCG's opposition to the proposed development of 6 houses in Little Comberton. In response to Cllr Darby's request for assistance, BHCG had opposed the proposed development at Benshams.

12. Councillors Reports and Items For Future Agenda.

Footways and pavements.

Locking of Jubilee carpark.

Play ground Inspection.

Cllr Rhodes will contact Mr Mickle regarding the wall outside Bredon Lodge.

Cllrs Falvey and Darby left the room for the following item

Cllr Handy had met the football club regarding the renewal of the lease. The football club need to either renew their lease or give their permission for the Rugby Club to build above the football changing rooms. A further meeting will be held with representatives of the Rugby Club as well.

13. Date Of Next Meeting.

Monday 2nd September