

Minutes of Bredon Parish Council Meeting held at Bredon Village Hall on Monday 4<sup>th</sup> October 2013 at 7.15pm.

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

In Attendance Ms J Shields (Clerk).

**1. Apologies For Absence.**

Apologies were received and accepted from Cllr's Mr Andrew Woodward, Mr Andy Norman, Mr Stuart Bird and Mr A Hardman (District and County).

**2. Declaration of Interests.**

Cllr's were reminded to update their Register of Interests with Wychavon.

Cllr Darby declared a DPI in item 5a (ii), as his family holds a financial covenant over a small part of the application site and he did not take part in discussion of this item and an ODI in item 13 e, as the piece of rented land that constitutes the playing fields, now belongs to his family.

Cllr Falvey declared an ODI as Chairman of Bredon Rugby Club in item 9 and 13e

Cllr Rhodes declared a DPI in item 5a (iii) as a neighbour.

Cllr Rhodes declared a DPI in item 5a (vi) as a friend.

**3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 2<sup>nd</sup> September 2013.**

The minutes, having been previously circulated were agreed and signed as a true record.

**4. Finances.**

a) Invoices to be Paid.

The following invoices were approved for payment.

PC

DD. - Clerk £542.42, Pension £176.44.

Cheques – Pippens £80.00, Wychavon £40.76, W CALC £56.25, New Farms £180.00, Grant Thornton £480.00, GBD £406.43, S Gwilliam £132.00.

Village Hall.

DD. J Lomasney £258.45, British Gas - Gas £28.93, Electric £239.05, Inn Express £258.70, Loan £2,344.79, Wychavon rates £6,121.50.

Cheques – Snow Electrics £30.61, J Lomasney £405.15, D Rosser £144.00, CW Hygiene £13.10, HMCR £70.85 and A and E Fire Equipment £810.21.

b) Financial Report.

Completed Audit had been returned by Grant Thornton, a closure notice will be displayed on a parish council notice board.

The following remittances had been received.

Hall - Bar £2,498.11, Hall £2, 240.32.

PC – Interest £2.04, Tennis Club Water Rates £51.51.

c) The council at a previous meeting (held in closed session) had agreed to pay up to £6,800.00 towards the removal and refitting of the skate equipment, donated by a resident. As a credit of £3,005.65 had been received from HFN. The council agreed to pay £3,650.00 plus a 'one off' donation of £1,000.00.

**5. Planning.**

a) For Consideration.

- I. W/13/01731/PN - Land Adjacent, Hunters Gate, Lower Lane, Kinsham. Proposed new dwelling (3 bedroomed detached) bungalow. Reasons to object, 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.

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

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.

- II. W/13/01687/PN - Little Orchard, Lower Lane, Kinsham. Erection of a detached bungalow following demolition of existing double garage. Reasons to object. The application site lies outside the Kinsham Development boundary and therefore conflicts with SWDP2. Kinsham is a Category 4b settlement, and is therefore considered an unsustainable location for new development other than limited infill within the development boundary. The whole of the application site does not lie within the Kinsham Development Boundary and is therefore contrary to Wychavon Local Plan Policy GD1. 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
  - III. W/13/01969/PP - The Paddock, Westmancote, Bredon. Alterations and extensions. No reason to object.
  - IV. W/13/01822/PP - Manor Cottage, Main Road, Bredon. Demolition of existing garage, replacement with new build garage and garden store, plus various alterations to the house to include new windows. No reasons to object.
  - V. 13/01474/PP - Peartree Cottage, Church Street, Bredon, Tewkesbury, GL20 7LA Proposed addition of a first floor extension above existing ground floor extension. Reasons to object, The extension does not comply with Residential Design Guide SPD Policy 5.39, in that it is not visually subordinate to the original dwelling. The extension is overbearing and dominates the site and surrounding buildings, thereby having a detrimental effect on the heart of the Bredon Conservation Area. It obscures the sightline between Avondale Cottage (Listed Grade II) and St Giles Church (Listed Grade I). For the above reasons, the proposal is therefore contrary to Wychavon Policy ENV12 (Conservation Areas) and SWDP Policy SWDP6 (Historic Environment).
  - VI. 13/01654/PP - Moles End, Westmancote, Bredon. Replacement of dormer windows to eliminate flat roof, add dormer window on front elevation. Extension of existing porch at front. installation of bi fold door to rear of property replacing existing window and French doors. Replacement of rear dormer and elimination of roof light. No reasons to object.
- b) Decided By Wychavon.
- Approved by Wychavon
- W/13/01760/PP 72 Blenheim Drive, Bredon, Tewkesbury. Replacement Detached Garage.
- 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

W/13/00845/PN - Dairy Cottage, The Moretons, Kemerton Road, Extension to holiday letting unit.

W/13/01246/PP Steepholm, Dock Lane, Bredon. First floor extension with two storey extensions to front, side and rear and creation of extended car parking and turning areas.

W/13/01567/CU - Former Telephone Exchange, Oak Lane, Bredon.

W/13/01675/CU - Thatchways, Lower Lane, Bredons Norton.

Refused by Wychavon

None to date.

Withdrawn.

W/13/01349/PN Part Garden of, Yew Tree Cottage, Lower Lane, Kinsham

To Go To Appeal

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.

To Go To Wychavon Full Planning Committee.

- i. W/13/01625/PP Land adjacent Micris, Chapel Lane, Kinsham. Erection of two dwellings and formation of Meadow Space.
  - ii. W/13/01638/PN - Manor Farm Bungalow, Farm Lane, Westmancote. To retain dwelling approved under planning permission ref. no. 82/00613 (as amended by planning permission ref. no. W/95/00547) but without compliance with condition restricting occupancy to persons operating or employed or last employed at Manor Farm Riding Stables.
- c) Update on Developments In Bredon.
- W/13/01150/OU Land off Cheltenham Road. Outline planning for 33 dwellings. Is going to the Full Planning Committee at Wychavon on the 10<sup>th</sup> October, with the officer recommendation to approve, Cllr Sly will speak on behalf of the council and the council will liaise with other objectors wishing to speak to utilise the 3 minutes available effectively. Parishioners are encouraged to attend the site visit and the planning committee meeting.

**6. Correspondence for Information.**

As a result of correspondence received the following will be future agenda items;-

To replace the litter bin in Bredons Norton - Cllrs to inspect the existing bin.

Dog Waste Bin for Cotswold Close.

No councillor is able to attend the Area CALC meeting on the 10<sup>th</sup> October.

**7. To Consider The Plans For The Dock.**

Having studied the three different plans and quotes, the council decided in fairness to all contractors to use one specification and send to all three contractors to quote.

**8. To Consider A Management Group For The Village Hall.**

The Council unanimously agreed to join Community First and for a representative to attend an informal meeting to be held in November.

**9. To Discuss Trees On The Playing Fields.**

Item deferred as quote had not been received.

**10. To Discuss The Findings Of The Play Area Inspection.**

Deferred.

**11. To Discuss Anti-Social Behaviour In The Village.**

The anti-social behaviour on the playing fields and in the car park has reduced drastically, thanks to CSO Simon Williams.

Deferred, Parishioners are advised to report any incident to the police either by phoning 101 or

**12. To Discuss the Lengthsman Hours.**

The council unanimously agreed to ask the Lengthsman to increase his hours in the parish.

**13. Progress Reports For Information.**

a) Clerk. (Previously circulated).

- Village Hall Rates.

National guidelines exclude all precepting authorities from receiving tax relief.

- A horse depositing manure on the highway is not an offence.
- Brown Tourist sign is being investigated by the appropriate department at Worcs. CC.
- Bus Stop by Tangles and outside Bredon Lodge.

The stops were never requests but 'courtesy hails' if the driver felt it was safe to stop.

The site was investigated in 2007, by the Contract Manager Officer for WCC.

In the Evesham direction, directly outside the shop has its problems. It's not a real layby as it might appear, it's just that lane narrows for the bridge whereas the Tewkesbury bound lane does not.. If cars could not park there because a stop had been installed there may be complaints. However if a bus were stopped at this point, there could be difficulties with traffic coming from the Pershore Rd junction beyond the bridge in that neither they or the bus could see each other until they had both pulled out.

In the Tewkesbury direction, we wouldn't want to place a stop opposite a junction (The Dell). If you go back too far the bus would be on or almost on the bridge and if you go too far past towards the Oak you're impinging on the left hand turn.

b) Bredon Village Hall.

The invoice for the cleaning of the hall in the manager's absence is being disputed.

The council thanked Cllr Falvey for 'caretaking' the hall in the manager's absence.

c) Bredons Norton Village Hall.

The Autumn Fair is being rearranged for the Christmas period when it is hoped it will be better supported.

d) County and District Councillor.

- e) **Planning** - I will be at the Planning meeting at Wychavon and will be attempting to get the Planning Committee to turn down the Cheltenham Road application and I am extremely disappointed that the Officers have decided to put the land up for approval. In addition I will be discussing the application for two houses in Kinsham which I have agreed to put before the Planning Committee.

I understand it is felt the Inspectors enquiry is going well and the Inspector has stated that he will report back by the end of this month.

- f) **Roads** – work starts on the Sailing Club road repairs on 16/17 October, with the Sailing Club of course pitching in large sums of money. I have spoken strongly to Astons to stop them cutting the Westmancote/Eckington Road triangle. I have chivvied up Highways and will come with a definitive plan to the November meeting as to how we approach the footways around the Surgery and the other side of the road since I am particularly keen that we get these done this year.
- g) I have been approached again by a parent to construct a footway connecting the end of Brasenose Road down to the main road so that they can cross at that end of the road. I will await comments from the Parish Council to instruct me further.
- h) **Crime and Disorder** - I would be grateful to hear of any incidents in the Village but I feel that minor vandalism is not as high as it was some years ago.
- i) **Last but not least** – pressure is really still on going for the County and District budgets this year. The County Council is having to reduce its expenditure by some

£30m or so and the District by some £3m. This is not going to be done easily but again I do some have firm plans which I will be discussing with the County Council on 23<sup>rd</sup>. Adrian Hardman.

The council unanimously agreed it would not support item three.

Clerk to thank the Cllr for the written report.

j) Leases.

Cllr's Darby and Falvey left the room.

After a lengthy discussion, the council unanimously agreed to the proposal suggested by the solicitor and the Vice Chairman.

k) Parish Magazine.

**14. Councillors Reports and Items For Future Agenda.**

Clerk to look at Tennis Club Covenant.

Precept for April 2014 – March 2015.

Grass cutting for 2014-2015.

Electronic forms of Communication (Cllr Shiels).

**15. Date Of Next Meeting.**

Monday 4<sup>th</sup> November 2013.