

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 2nd December at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr John Masters, Mr Andy Norman, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Andrew Woodward (Chairman).
In Attendance Ms J Shields (Clerk) and Mr A Hardman (District and County).

1. Apologies For Absence.

Apologies were received and accepted from Cllr's Mrs Gail Whiting and Mr Stuart Bird.

2. Declaration of Interests.

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

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 4th November 2013.

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

4. To Consider The Adoption Of The Minutes Of The Meeting Held On The 11th November 2013.

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

5. Finances.

a) Invoices To Be Paid.

The enclosed list of payments were agreed for payment.

b) Financial Report.

List enclosed.

6. Planning.

a) For Consideration.

I. W/13/02352/LB - Old Croft Farmhouse, Rectory Lane, Bredons Hardwick.

Renewal of section of roof where existing clay tiles have deteriorated and broken down. No reason to object.

II. W/13/02336/PN - Bredon Hancocks Endowed First School, Church Street, Bredon.

Overlay of existing corrugated metal profile sheet roof with new metal sheet tile form (tile effect) roof sheets and new pressed powder coated aluminium eaves flashings and powder coated aluminium rainwater goods. No reason to object.

b) Decided By Wychavon.

Approved by Wychavon

W/13/01969/PP - The Paddock, Westmancote.

W/13/01474/PP - Peartree Cottage, Church Street, Bredon.

W/13/02039/PP - Westhurst, Eckington Road, Bredon.

W/13/01822/PP - Manor Cottage, Main Road, Bredon.

W/13/01869/PP - Cherry Tree Cottage, Lower Lane, Kinsham.

W/13/01934/LB - Brookfield House, Manor Lane, Bredons Norton.

W/13/01687/PN - Little Orchard, Lower Lane, Kinsham.

c) Update On Developments In Bredon.

W/132/01238/OU Land off Tewkesbury Road and Rear of, College Road, Bredon

Cllr Palmer and 16 residents have formed a residents group to oppose this application; various avenues are being considered at the moment.

The council agreed a ceiling of £1,000.00 plus vat for a professional report, Cllr Masters abstained.

Cllr Darby will ask the Bredon Hill Conservation Group to comment on this application.

Clerk to write to County Councillor A Hardman, with the councils highway's concerns.

- d) To Ratify Comment Draft Gloucester-Cheltenham-Tewkesbury Joint Core Strategy Consultation.
The council agreed for the circulated comment to be sent. The council thanked Cllr Darby for another excellent contribution.
- e) To Create A Policy For Future Developments.
The council agreed to write a Policy setting out the procedure for dealing with Planning Applications that consist of 10 dwellings or more, Clerk to draft.

7. Correspondence For Information.

Cllr Sly will complete the Bus Survey Questionnaire.

Harriet Baldwin MP had responded to the letter regarding the planning situation and informed the council of her contribution to the debate held on the 20th November.

The condition of 'Moreton Bank' letter will be passed on to Cllr Hardman.

8. To Consider The Plans For The Dock.

Only one quote had been received the council agreed to extend the deadline.

9. To Nominate An Individual Or Group For The Diamond Jubilee Community Recognition Award 2013.

The council unanimously agreed to nominate Mr Malcolm Dunn.

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

No areas of concern were raised; however the Cherry Tree Play area will need attention in the coming years.

11. To Consider The Purchase Of A Dog Bin For Cotswold Close.

The council agreed to the purchase of the bin which will be paid for, by a generous donation from Mr and Mrs Gray, the council will pay for the ongoing costs of emptying etc.

12. To Discuss The Grass Cutting Contract For 2014 – 2015.

The existing contract for the highways will continue until October 2014 at the current rate, more cuts will be carried out during the year and some areas will be cut more frequently. Cllr Sly will manage the contract.

Cutting of the playing field will be put out to tender, documentation to be compiled by Cllr Sly.

13. To Form A Village Hall Management Group.

The informal meeting held on the 18th November was very informative and helpful. To date the only volunteer was Cllr Shiels. An advert for volunteers from the parish will be placed in the Parish Magazine.

14. To Consider Forming Sub Committee To Have Ongoing Communication With The Sports Clubs.

The council will invite all the clubs to give a report to the council at least once year.

15. To Consider Electronic Forms Of Communication.

A protocol will be compiled by Cllr Shiels, to be presented to the council to be included in Standing Orders by May 2014.

16. To Discuss Increasing Lengthsman Hours.

The council agreed to fund up to four hours a week above the current hours funded by Worcestershire County Council.

17. To Discussing Appointing A New Cleaner For Bredons Hardwick Bus Shelter.

Clerk to contact Mr Foxton regarding the Bredons Norton Bus Shelter.

18. Progress Reports For Information.

- a) Clerk.

Clerks reported had been previously circulated.

- b) Bredon Village Hall.

The store room had been cleared out, cleaned and reorganised, the council would like to thank organisers of the Youth Club and the W.I. for their help. Two boxes of leaflets had been discovered, the registered charity no. will be obliterated (by Cllr Shiels) and will then displayed and handed out.

c) Bredons Norton Village Hall.

Bredons Norton residents would like to see the grass in Lower Lane cut - Cllr Sly to investigate.

The re surfacing of Lampitt and Lower Lane's has left ripples and there are concerns as to how long this will last. – Clerk to contact Cllr Hardman and WCC.

The dog bins do not appear to be emptied. - Clerk to inform Wychavon.

Can the broken bin by the bus stop be replaced? – Clerk to investigate cheaper options.

d) County and District Councillor.

No report.

e) Tennis Club Usage and Non Members.

Report enclosed.

f) Leases.

On going.

g) Parish Magazine.

No publication in January.

19. Councillors Reports And Items For Future Agenda.

School Eco Allotment (Cllr Woodard).

New Homes Bonus Projects.

20. Date Of Next Meeting.

Monday 6th January 2014.

Cllr Palmer report.

I have, this morning, read through the previous lease information and all the minutes of the Parish Council between 1964 and 1971 and also the minutes of the Playing Field Committee for the same time period trying to understand where the idea of non-members using the Tennis club arose.

To summarise:

1. It looks as though the land was 'given' by Mr and Mrs St Aubury Davies to the Parish Council for use as tennis courts on the understanding that members of the parish be able to use the courts for 2 days a week.
2. This is then referenced again when planning permission is sought for a clubhouse/pavillion. The Parish Council make many references to the above 'gentlemens agreement' and asks for a letter from the tennis club stating as such.
3. The letter, stating which days the public can use the courts is asked for several times, and is referenced once however I couldn't find a letter in all the documents held in the office.
4. The Playing Field Committee are then asked to resolve the matter as there have been several complaints from the public regarding the fact that the tennis club have not put up a notice stating which days they can play.
5. Then on the 24th April 1969 the minutes of the Playing Field Committee meeting state "The tennis club announced that it had been arranged that any members of the parish were entitled to use Tennis Court No1 on any Monday night from 6pm onwards and that the charge would be 4/d per hour"
6. This was then documented in the minutes of the PC meeting on 29th April 1969.

It is not mentioned again (well I haven't read the minutes between 1971 and 2011 !!!)

This agreement is not documented in the lease of 1964 or 1989 , however I am not sure that it would be documented in a lease necessarily Eg. Is it documented in the football lease that anyone can play on the fields at set times of the week? I haven't looked this exact example up, so am unsure.

I have asked Jackie for the original conveyance of the land between the St Aubury Davies' and the PC because if it is documented in this, then I do think it should be raised much further. However if it is not documented in the conveyance then I am not sure how strong a case the public have?

My questions/thoughts are:

1. What level of strength does a minuted action at a PC meeting carry?
2. I appreciate this is not necessarily a good time to bring this to the tennis club (and I am not suggesting currently doing so) however it could be debated that if you enabled locals to try the sport, a percentage of them would be more likely to join as members.
3. It is a shame that we have an amazing facility within Bredon that is maybe not utilised by the locals as much as it could be.

PS. Thank you to Jackie for dusting off the beautifully handwritten minutes books for me!

I look forward to further discussion or advice

The clerk is currently reading the minutes of 1987 onwards and has asked for a copy of the original conveyance from the solicitor.