

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 6th January 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 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.

No apologies were received.

2. Declaration of Interests.

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

Cllr Woodward declared a prejudicial ODI in item 4c as an adjacent land owner.

Cllr Rhodes declared an OPI in item 5a (I and ii) as a neighbour.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 2nd December 2013.

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

4. Planning.

a) For Consideration.

I. W/13/02443/PP - Avadi, Chapel Lane, Westmancote, Bredon. Render garage and painted with masonry paint to match the render on the house.

No reasons to object

II. W/13/02414/LUE Tintern House, Westmancote. Lawful Development Certificate for use of land as domestic curtilage.

No reasons to object.

III. W/13/02435/PP - Brookfield House and, Farm Cottage, Manor Lane, Bredons Norton. Replacement existing rear extensions with single story extension to span full width of Brookfield House and Farm Cottage.

No reasons to object

IV. W/13/02418/PN - Little Meadow River Park, Dock Lane, Bredon. Demolish existing decaying boat house and re build on 1.6 platform to avoid flooding.

Reasons to object.

The proposed replacement building is clearly capable of becoming a dwelling and is described as a 'replacement dwelling' by the applicant's architect. The application site is outside the Development Boundary, and is therefore contrary to Local Plan Policy GD1. This objection could be dealt with by planning condition.

The application site is located adjacent to the River Avon within the functional flood plain in EA Flood Zone 3. It should therefore be considered an unsuitable location for residential or office development and is contrary to Local Plan Policy ENV17 and emerging policy SWDP 28.

The proposed new building is located in the Conservation Area which in this location has been designated to protect the riparian character of the River Avon. The new dwelling, while (currently) shielded from Dock Lane by cypress trees, is nonetheless highly visible from the Avon itself and from Upham Meadow opposite (designated 'Open Access Land' under the CROW Act 2000). The proposed building would be significantly more obtrusive than the existing single-storey wooden shiplap structure it would be replacing, due to its raised elevation and white render finish. This could be mitigated by facing the new building with shiplap timber. As proposed, the application cannot be said to preserve or enhance the character or appearance of the

Conservation Area, and it therefore conflicts with Local Plan Policy ENV12. For the same reason it fails to satisfy emerging policy SWDP 6.

- V. 13/02592/PP 10 St Giles Road, Bredon, Tewkesbury, GL20 7EQ
Non material amendment to planning permission W/10/00266/PP reducing the size of the conservatory and changing from a Victorian to Edwardian style
Already decided by Wychavon.
 - VI. 13/02562/PP 57 Blenheim Drive, Bredon. Single storey rear and side extensions (Certificate of Lawfulness application).
No reasons to object.
- b) Decided By Wychavon.
Refused by Wychavon
 - i. W/13/02141/CU - Ridgeway Bank Nurseries, Eckington Road, Bredon.
 - c) Update On Developments In Bredon.
Cllr Woodward left the room and Cllr Handy chaired the meeting.
 - i. Benshams.
Tree Preservation Order No. 1 2013, Land adjacent Bensham's, Cheltenham Road.
The Cllr Falvey proposed, Cllr Rhodes seconded and it was unanimously agreed for Cllr Sly to speak at the planning meeting on the 9th January to object to the lifting of the TPO.
Cllr Woodward returned to chair the meeting.
 - ii. Land Off Tewkesbury Road.
The residents group has continued to be active; a recent report had highlighted two issues that will be pursued by the parish council and the group.
 - iii. Terms of Reference for planning applications of 10 or more houses in the parish.
The terms circulated by the Clerk, amended by Cllr's Darby and Shiels will be circulated via E mail for approval.

5. Finances.

- a) Invoices To Be Paid.
The enclosed list of payments was agreed.
The council agreed to purchase a post mounted litter bin for Bredons Norton.
- b) Financial Report.
See enclosed list for remittances received.
The council agreed to ask Mr Spry to continue with the maintenance of the car parks and footways in 2014, as specified for 2013.
British Gas contract had been renewed by Cllr Falvey till 2016, at a better rate.
- c) To Consider A Valuation on the Village Hall and Sports Complex.
The council agreed for a valuation for insurance purposes to be carried out.

6. Correspondence For Information.

Astons Coaches have agreed to drop off passengers returning from Tewkesbury roughly opposite Bredon Lodge, if it is safe to do so.

Complaints regarding dog fouling by the school have been received, Clerk to inform Trevor Clark, Community Neighbourhood Warden.

Kinsham Flooding Scheme – Cllr Hardman is pursuing this with Highways.

7. To Consider The Plans For The Dock.

The council agreed the quote received from Mr Le Brun, Clerk to notify all respondents accordingly, work will begin in the spring.

8. To Form A Village Hall Management Group.

This item will be deferred until legal advice is taken.

9. To Ratify the Appointment of the New Cleaner For Bredons Hardwick Bus Shelter.

The council agreed to appoint Mr R Foxen for one year and to renew the contract with Mr M Farey for a further year.

10. To Provide An Eco Allotment for Bredons Hancock's School.

Cllr Palmer will obtain further information from the school.

11. To Discuss New Homes Bonus Projects.

The council agreed the following for the various projects.

- Girl Guides – Clerk to investigate 'large cheque' to present to the guides, inform the guides to order and the council will give them a cheque for £1,720.00, guides to supply the council with copies of invoices. Cllr Shield to monitor.
- Playgroup - Clerk to investigate 'large cheque' to present to the playgroup, inform the playgroup to order items and the council will give them a cheque for £5,000.00, playgroup to supply the council with copies of invoices. Cllr Palmer to monitor.
- Riverside Picnic Area – To wait for the remedial work to be carried out. Cllr Rhodes to monitor.
- Kemerton Road Footpath – County Council will be carrying out work shortly, an invoice for £6,000.00 will be sent to the council on completion, Cllr Sly to inform the bowls club. Cllr Sly to monitor.
- Village Hall Doors. Cllr Falvey to contact installer. Cllr Falvey to monitor.
- Bredon In Blossom – Draw up plans showing the location of proposed trees, which will then be consulted on with residents, utility companies and local authorities – with a view to planting trees during the winter of 2014/15. Cllr Darby to monitor.
- Church room improvements – Clerk to contact the PCC regarding installation and invoice. Cllr Woodward to monitor.

12. To Discuss Position Of Flower Boxes On Entrance To Parish.

Clerk to obtain from Highways the rules regarding placing objects, and planting on the highway before further discussion takes place.

13. Progress Reports For Information.

a) Clerk.

The dog bin had been installed in Blenheim Drive; unfortunately it was placed on private property, bin to be moved to the telegraph pole.

b) Bredon Village Hall.

Quote had been received and accepted to repair the roof in the kitchen.

c) Bredons Norton Village Hall.

No meeting had taken place.

d) County And District Councillor.

Cllr Hardman is acting on various planning applications on behalf of the parish.

The flooding at Westmancote is being inspected on the 7th January.

The reconstruction of the footway in Kemerton Road, Bredon from the bowls club to the doctors surgery, on the north side, with a view to reducing excessive crossfall outside the village hall and all existing setts are to be replaced with concrete kerbing including across the entrance to the Surgery.

On the south side from the car park to Hillsborough, the proposal is aimed at reducing ponding by increasing upstand to the bullnose kerbs against the carriageway and reconstructing footway with a crossfall in an attempt to ensure water will drain to the verge. The estimated cost of £35K, will come from £6K from New Homes Bonus Monies, applied for by the parish council the rest from via various funds available to a County Councillor.

e) Tennis Club Usage And Non Members.

The original conveyance does not include any reference to village use, it would appear that 'the use of the tennis court by parishioners' was a gentleman's agreement, which had not been formalised.

f) Leases.

Ongoing.

g) Parish Magazine.

Apology to the school.

14. Councillors Reports And Items For Future Agenda.

Grass Cutting (Cllr Sly).

15. Date Of Next Meeting.

2nd February 2014