

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 7th April 2014 at 7.15pm.

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

In Attendance Ms J Shields (Clerk), Mrs Wendy Harrison and Mr Ian Sargent.

Mrs Harrison is concerned that the wood adjacent to Perwell Close, has been cleared and flattened by earth movers and does not look as if it is about to be replanted.

Mr Sargent would like to see the footway on the Eckington Road cut back and cleared and asked if a dog bin could be placed at one end of the public footpath across the field from the Eckington Road to Westmancote.

1. Apologies For Absence.

Apologies were received and accepted from Cllr Mr Kevin Falvey.

2. Declaration of Interests.

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

Cllr Norman declared a DPI in item 4c (ii) and an ODI in any developments submitted by Coombs Development.

Cllr Handy wished it to be recorded, that he has previously used the planning consultant being used for planning in application 4a (v).

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 3rd March 2014.

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

4. Planning.

a) For Consideration.

- i. W/14/00362/PP - Clows Top, Cheltenham Road, Kinsham, Tewkesbury. Proposed ground and first floor extension. No reasons to object
- ii. W/14/00402/PP - Manor Cottage, Main Road, Bredon. Alterations to existing house. Demolition of garage and a replacement new build garage and garden store. No objection, provided that the Conservation Officer is satisfied there will be no detrimental impacts on Bredon Barn (listed Grade I), St Giles Church (listed Grade I), or the Conservation Area.
- iii. W/14/00446/PN - Bredon Hancocks Endowed First School, Church Street, Bredon. Demolition of existing block and glazed link. Extensions to provide new class room, staffroom and link to existing school. Support this application. The new building is visually more in keeping with the Conservation Area than the structures it is replacing. The extension represents an improvement to a vital community resource.
- iv. W/14/00447/LB - Bredon Hancocks Endowed First School, Church Street, Bredon. Demolition of existing block and glazed link. Extensions to provide new class room, staffroom and link to existing school. Support this application. The new building is visually more in keeping with the Conservation Area than the structures it is replacing. The extension represents an improvement to a vital community resource.
- v. W/14/00499/PN - Micris, Chapel Lane, Kinsham. Object.
The application site lies outside of any settlement defined under Policy GD1 of the Wychavon District Local Plan 2006 (WLP) and is not allocated for development either in the Local Plan or in the emerging South Worcestershire Development Plan (SWDP). It is therefore in conflict with both WLP Policy GD1 and SWDP 2.

Under the WLP, the entire application site has been designated Open Space (COM13). The application is therefore contrary both to this policy, and to national policy 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.

Although the applicant's Design & Access Statement asserts that the site is surplus open space, we are not persuaded that this is the case.

Under the emerging SWDP, 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 is therefore contrary to NPPF 17, which seeks to manage patterns of growth to make the fullest possible use of public transport, walking and cycling. It is also in conflict with NPPF 30, which aims to support a pattern of development which facilitates the use of sustainable modes of transport.

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

- vi. W/14/00556/PP - 8 Station Villas, Main Road, Bredon. Proposed conservatory to side and single storey rear extension to provide utility and cloakroom
No objection provided that the Conservation Officer is satisfied there will be no detrimental impacts on the Conservation Area. Please note, this property is highlighted as an "Unlisted building of local interest" in Wychavon's Bredon Conservation Area Appraisal, 2008.
- vii. AB/14/00562/AB - Building off, Oak Lane, Bredon. Proposed roof over the muck store
No reasons to object

Amended

W/14/00159/PP - St Martins, Dock Lane, Bredon, Tewkesbury.

Withdrawn.

W/14/00086/PN - Bredon Hancocks Endowed First School, Church Street, Bredon

W/13/02536/LB - Bredon Hancocks Endowed First School, Church Street, Bredon

b) Decided By Wychavon.

Approved by Wychavon

W/13/02634/PP - 2 Avondale Cottages, Church Street, Bredon.

W/14/00147/PN - Bredon Village Hall, Main Road, Bredon

W/14/00081/PP - Yew Tree Cottage, Lower Lane, Kinsham.

W/14/00105/PP - Mill End Cottage, Dock Lane, Bredon, Tewkesbury

Refused by Wychavon

None to date

Going to Full Planning Committee.

Approved

Planning Inspectorate: Refs 2202015 etc: Stable Cottage, The Home Farm.

c) Update On Developments In Bredon.

- i. Land off Tewkesbury Road and Rear of, College Road, Bredon.

The consultation date has been extended to 25th April; the council would urge all those who have not yet commented on the revised plan to do so.

A noise survey has been commissioned by the council; unfortunately both sets of recording equipment had been 'tampered with' however it is hoped that there will be enough data to prepare a report.

- ii. Land adjacent to, Gravel Pits Close.

Cllr Norman left the room for this item.

After the last meeting, due to parishioner's correspondence the following comment was added to the Wychavon site.

The Parish Council does not welcome the addition of six houses at a time when there is already a large amount of new housing planned. However, whilst it is not aware of any strong planning grounds for opposing the application at this time, we are concerned about the loss of amenities to the majority of existing residents of Gravel Pits Close and would like Wychavon to consider this seriously in their deliberations.

The Parish Council would also like to ensure that 40% of any new housing built on the site is retained in an affordable ownership structure with an emphasis on meeting local need.

Three further items regarding the site have been brought to the council's attention.

- The land is designated employment – however, this is not the case, the site is not included in the area identified in the Wychavon Local Plan as 'Protection of Existing Employment Land (ECON 1).
- Density – the density conforms to Wychavon Local Plan Policy RES5.
- The presence of 'slow worms' – the council will ask Wychavon officers to consult Natural England, and if slow-worms are present, the council expects Wychavon to exercise its statutory duties under Section 40 of the Natural Environment and Rural Communities Act 2006.

iii. Land off, Cheltenham Road, Bredon.

The council believes that the developer will appeal within the time limit.

iv. Land off, Perwell Close.

Cllr Darby will contact the Forestry Commission and the council will inform Wychavon and Cllr Hardman about an apparent breach of the Tree Preservation Order.

d) SWDP.

The Inspector who is carrying out an Examination of the South Worcestershire Development Plan (SWDP) has recommended that 28,370 homes need to be built in the area by 2030. However, he has also said that nearly 5,000 of those homes have in fact already been built – because the Plan covers the period since 2006. The Inspector's recommended figure is higher than the 23,200 in the Plan that was submitted to the Government last year and a slight increase on the 27,300 proposed by the three partner councils in January this year. However, it is considerably fewer than the 36,000 some developers called for during public hearings in October and March. It is also 2,200 fewer than would have been required under the old West Midlands Regional Spatial Strategy, which the coalition Government abolished shortly after coming to power in 2010. Councillor Judy Pearce, who chairs the South Worcestershire Joint Advisory Panel that leads work on the SWDP, said:

"We know many people will be unhappy at the level of housing the Inspector has proposed, but the only way we can secure a locally-controlled future for south Worcestershire is to ensure that the Plan gets to the stage where it can be adopted as quickly as possible.

"Once adopted, the SWDP will give the three councils control over where new homes and businesses are built. Without it, we face a future where developers can try to build almost anywhere and our powers to resist their applications would be very limited."

Each of the three councils preparing the Plan - Malvern Hills District Council, Worcester City Council and Wychavon District Council – will be asked in the summer to formally accept the Inspector's recommendation. It is expected that the SWDP will be adopted by the three councils in 2015.

The Plan formally covers the period between 2006 and 2030. That means 4,909 homes that were built between 2006 and 2012 count as part of the 28,370. A further 3,785 new homes that were already being built or had been given planning permission by 2012 also count towards that total.

5. Finances.

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

Theocus £762.00 and £540.00, JR Leisure £1,009.97, S Gwilliam £308.00, Clerks Expenses £33.45, AMG Darby £142.50, Smiths Skips £240.00.

J Lomasney £441.93, D Rosser £80.00, HMCR £36.63, CW Hygiene £77.66.

b) Financial Report.

Financial report was presented to the council.

6. To Discuss Future Maintenance of the Playing Field.

In 2009/10 when Mr Malcolm Dunn approached the council regarding re furbishing the playing field, the council was adamant that the ongoing maintenance costs would not fall to the council. The council's understanding was that BPCR was formed to provide ongoing maintenance.

Wychavon will be carrying out its annual check shortly, once this has been received, the council will invite Mr Dunn to attend a meeting.

The Terms of Reference will be circulated to the council. Cllr Woodward will respond to Mr Dunn.

7. To Discuss Hospital and Ambulance Services for Bredon.

Cllr Rhodes had been approached by several parishioners regarding Emergency Services in Bredon. The appropriate county service would attend, due to the geographical location of an incident. The respondent would then decide the destination based on a number of factors including journey time and A and E waiting times.

8. Correspondence For Information.

- Cllr Rob Sly volunteered to be the council representative on the Rural Sounding Board of Parish Council.
- The council is happy for the football club to have a key to the MUGA lighting.
- The council agreed for BCPR to use the playing field on the 8th May and 7th July, and to hold outdoor fitness sessions in the summer.
- The flower guild may display their banners for two weeks before and they must come down the day after the event.
- Kinsham residents had contacted the council regarding Sewage, this issue is not within the remit of the parish council.
Pigs, this issue is not within the remit of the parish council, however they were advised to contact Defra and the Environment Agency.
- Mr A Darby advised the council that all the rent paid to him for the lower part of the playing field will be donated to local charity Kemerton Conservation Trust, which manages the two nature reserves in Bredon Parish.
- Westmancote Triangle along the lines that Wychavon have produced a report about vehicle movements and that it is felt that the wear and tear on the triangle is to be expected on a tight busy junction? Highways consider that the only mitigation would be to remove the triangle altogether and turn it into a standard junction.

9. To Consider Co Option of a Councillor.

The council agreed that as parish council elections will take place in May 2015, the council would remain at 11 until then.

10. To Discuss The Continuation Of The Lengthsman Scheme.

The council agreed to continue participating in the County Scheme and to renew the contract for a further year with Mr S Gwilliam.

11. Progress Reports For Information.

a) Clerk.

Circulated.

b) Bredon Village Hall.

c) Bredons Norton Village Hall.

d) County and District Councillor.

e) New Homes Bonus.

Cllr Norman had attended the recent 'Localism in action event - 26 March 2014'.

A new New Homes Bonus Protocol will be published soon, in the meantime, the key points area as follows:-

- Wychavon are continuing with their commitment to allocate up to 40% of years 2 and 3 NHB to parish and town councils. They will not consider advance payments apart from in very exceptional circumstances.
- They be contacting any parish or town councils that have already had two years of NHB allocations and have not used any to date or been in touch to tell us they are developing plans for spending their NHB allocations. If there is no realistic prospect of them spending the money in the near future, Wychavon will reallocate the funding for other uses.
- Wychavon will allocate up to 40% of years four and five NHB to parish and town councils in the areas that have experienced growth. To make the overall scheme affordable, there is sliding scale for allocations of over £50,000. For year four this affects: Droitwich Spa, Evesham, Norton-juxta-Kempsey and Pershore.
- They have introduced a number of new rules for years four and five allocations; these will be set out in the new protocol.

The council will be inviting applications for New Homes bonus Funds at the Annual Parish Meeting.

f) Leases.

The Rugby Club have received funding from Sports England and the RFU, the building should commence in May.

Football and tennis clubs still ongoing.

g) Parish Magazine.

Planning, Emergency service.

h) Staffing Committee.

The council agreed to the recommendations and procedures circulated.

12. Councillors Reports And Items For Future Agenda.

13. Date Of Next Meeting.

Annual Parish Meeting 14th April.

Annual Parish Council Meeting May 12th.