

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 12th October 2015 at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mr Matt Darby, Mr Phil Handy (Chairman), , Mr Andrew Rhodes, Mr Ian Rowland-Hill, Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

In Attendance Ms J Shields (Clerk), Mr Meikle, Mr Allan Frampton, Ms C Rout and Mr Andrew Billings.

Mr Meikle and councillors asked various questions and made various points, to which the developers responded accordingly.

1. Apologies For Absence.

Apologies were received and accepted from Cllr's Mrs Diane Kemple, Mr Richard Coghlan, Mr Kevin Falvey and Mr Mike Johns.

2. Declaration Of Interests.

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

Cllr Darby registered an ODI in item 3, as they share farm equipment.

3. W/15/02368/PN - Land off, Oak Lane, Bredon. To Consider the full planning application for 24 dwellings and car parking, access road and associated works.

The council agreed to make the following comment.

The above application is an allocated site under the South Worcestershire Development Plan and therefore the Parish Council is not opposed to development on this site as stated previously at outline application stage. However to fully support this application the Council would like to request the following points be included as conditions for approval.

No building to be above 2 storey height. Permitted development rights for loft conversions to be removed in order to prevent the overlooking of neighbouring properties, and to maintain the stock of small and medium sized family homes.

There should be a "buffer zone" between the new development and the existing boundary of Bredon Lodge. This zone to be not less than 5.5 metres wide at any point and to be fully landscaped using native shrubs (not exotic species) prior to any habitation of the properties alongside this buffer. This is to preserve the privacy and amenity of the residents of Bredon Lodge. There should be a "buffer zone" incorporated also along the boundary with the railway embankment, in line with the heritage officer's report on the site dated 05/11/2013, to be planted with native shrubs (not exotic species).

The central green area space to be planted using traditional fruit trees.

All common space including the buffer zones to be maintained on an ongoing basis by a management company belonging to the owners of the properties.

Permitted development rights for rear extensions to be removed on the properties abutting the boundary with Bredon Lodge, to preserve the privacy and amenity of the residents of the sheltered housing.

In view of the proximity of this site to the sheltered housing in Bredon Lodge and the particular needs of the majority of the residents, it would be requested that consideration be shown by the developer during construction to avoiding excess noise and un-social hours.

4. Finances - Invoices To Be Paid.

The council agreed the payment of the following cheque:

Green works £2,784.

5. Date Of Next Meeting. Monday 2nd November.