

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 10th July 2017**.

Present: Councillors: Mr Richard Coghlan, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy (Chairman), Mr Mike Johns, Mrs Diane Kemple, Mr Andrew Rhodes, Mr Rob Sly, Mr Declan Shiels and Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Mr Martin Miles, Rory Atkins, Flory Atkins, Roy Edgington, Steven Fallon, John Harris, Shirley Harris, Martin Hird, Mike Hodgson, Mark Keating and David Taft.

Before the meeting commenced, **Public Question Time** was held; the notes of which are appended to these minutes.

1. Apologies for Absence.

Apologies were received and accepted from Cllr Ian Rowland-Hill.

2. Declaration of Interests.

Councillors were reminded to update their Register of Interests with Wychavon.

Cllr Sly declared an Other Disclosable Interest (non prejudicial) in Planning Applications Item 15 a) iii Planning Application 17/01060/FUL Bredon Marina.

Cllr Rhodes asked to leave the meeting for all of Item 15. He had contacted CALC who confirmed he had no interest in any of the Planning Application, but he felt that to avoid the possibility of unwarranted criticism, he should withdraw.

Cllr Darby declared an Other Disclosable Interest (non prejudicial) in Item 15 a) i as neighbouring farmer.

3. Minutes: the minutes of the meeting held on Monday 12th June 2017 were **approved**.

Item 15 was bought forward.

15. Planning

a) For consideration:

Item iii was bought forward.

iii. 17/01060/FUL Bredon Marina, Dock Lane, Bredon

Cllrs Rhodes and Sly left the meeting. The proposal conflicts with policies in the SWDP and Neighbourhood Plan (passed at referendum and expected to be adopted by Wychavon DC on 26th July). It lies outside the development boundary. The high glass content and two storey nature of the design would have harmful impacts on the riverside landscape and the setting of the Conservation Area. It would result in more vehicles using Church Lane and Dock Lane which already suffer from congestion, raising concerns about restricted access for emergency vehicles and inconvenience for neighbours. The residential element of the design was also thought to be inappropriate. It was felt there was little difference with the previous withdrawn application in August 2016. A proposal to **object** to the application was **agreed** unanimously by the parish council.

The Chairman referred to the involvement of social media (Facebook) in respect of this application and notified Councillors of CALC's advice in such matters and the importance of attending parish council meetings without predetermination of the issues to be discussed.

- i. 17/01068/HP The Pound, Westmancote, Bredon, GL20 7ES
The Parish Council has made general comments.
 - ii. 17/01073/HP 1 Hillview Cottages, Watery Lane, Kinsham, GL20 8HU
The Parish Council has made general comments.
- b) For ratification:
- i. 17/01114 CLPU 3 Kinsham Close, Kinsham, Tewkesbury GL20 8JQ
The Parish Council has made general comments.
- c) Approved:
- i. 17/00936/HP - 68 Blenheim Drive, Bredon, Tewkesbury, GL20 7QQ
 - ii. 17/00757/HP - 2 Broadacre Close, Bredon, Tewkesbury, GL20 7NW
 - iii. 17/00464/HP - 2, Hillview Cottages, Watery Lane, Kinsham, Tewkesbury, GL20 8HU
- d) Appeals:
- i. W/17/00002/PP at The Byre, Manor Lane, Bredons Norton, Tewkesbury, GL20 7EZ
 - ii. (Additional Item) Eckington Road Site

Chairman was contacted by George Glaze (Chairman of Eckington Parish Council (EPC)) for support to oppose this recently upheld appeal. Site is only 100 metres outside the development boundary and may create precedent. Legal grounds would be needed for a judicial review. Next step is for Chairman to await further contact from EPC and to inform him that before we could consider this further we would need EPC to provide counsel's opinion confirming that there were legal grounds for a challenge, along with an estimate of costs.

e) Neighbourhood Plan:

Planning Group to issue guidance on how to use the Neighbourhood Plan (i.e. policy) and publish on the Parish Council Website.

f) Cheltenham, Gloucester & Tewkesbury – Joint Core Strategy (CGT JCS):

The Chairman and Cllr Darby attended a pre-meeting on 6th July 2017 with Wychavon, in advance of the Planning Inspector's CGT JCS hearings, which includes Mitton Bank and Transport, during July 2017. Wychavon officers indicated their council's likely support for a joint planning statement with Tewkesbury Borough Council. This would identify Mitton Bank as a location for 500 dwellings under the JCS. They felt there was no reasonable alternative under the Duty to Cooperate and that a planning application here would be likely to pass on appeal.

It was **agreed** the parish council would take part in the JCS hearings and would continue to **oppose** the identification of development land at Mitton Bank in the JCS due to conflict with the Neighbourhood Plan. It would highlight the harms which would result from development at Mitton Bank and would argue that a review of the SWDP was the only appropriate mechanism for considering strategic housing at this location.

If Mitton were to be included in the JCS, then the parish council would argue the following mitigation measures should take place:

- The road frontage along the B4080 should be kept free from development on both sides of the road as far as the ridge at the top of the bank to preserve the rural character of the parish.
- There should be a new cycle and road bridge across the Carrant between Mitton and Shannon Way to prevent 'rat-running' through the parish.

At the JCS hearings, the parish council should also provide feedback to the JCS Transport Strategy as follows:

- Any allocations at Tewkesbury/Ashchurch should not block the route for a possible new offline section of A46 dual-carriageway between Teddington Hands and M5 Junction 9 via Pamington and Fiddington.
- The proposed bridge over the railway between Hardwick Bank Road and Aston Fields Lane should be removed from the strategy, as it would encourage traffic from future development at Aston Fields onto small roads in the parish rather than onto the A46.

It was proposed and **agreed** that Cllr Darby would represent the parish council at the upcoming JCS hearings on the Tewkesbury allocations and other issues and Cllr Sly would represent the parish council on the hearing relating to the JCS Transport Strategy.

4. Finances.

a) Invoices to be paid:

Village Hall

Wychavon DC	Premises Licence – Maintenance Fee	£180.00
J Lomasney	June 2017	£177.69
Kevin Falvey	Fridge & Marking Tape	£31.40

Parish Council

S Gwilliam	Lengthsman - June 2017	£359.50
Jackie Shields	Clerk Accounts Support – June 2017	£87.50
HMRC	PAYE Tax & NIC Apr-Jun 2017	£80.10
Business Supported	Clerk's Wages (June 2017)	£756.30
Avon Navigation Trust	Annual Membership (Apr 17 to Mar 18)	£10.00
Greenworks	Grass Cutting (June)	£1392.00
Children's Play Adv. Serv.	Playground Inspections	£191.40

All payments approved and **agreed**.

b) Financial Report:

Clerk now has access to Online Banking and can now circulate the previous month end finances in advance of parish council meetings.

Clerk advised that the Sage Software in use was Version 21. Pippins Accountancy (Mary Adlard) uses Version 23 for our Quarterly VAT returns. A software upgrade at £32 per month to include Sage Support was **agreed**.

5. Council's Standing Orders, Financial Regulations, Risk Assessment and Insurance Requirements.

Clerk and Cllr Rhodes will conduct a review of Risk Assessments (particularly for the Village Hall) and report to the August meeting with progress.

Draft Byelaws have been circulated to Councillors. Clerk requested he is notified of any proposed changes prior to a discussion at the August meeting.

6. Update from the Staffing Group.

The Village Hall Manager's accommodation is to be treated as a tied-service agreement (i.e. status quo). At the June Parish Council meeting it was agreed for a solicitor to provide guidance on accommodation/pension provision up to a budget of £1,000. The Staffing Group will arrange a meeting with Jo Lomasney to progress a Contract and Pension requirements.

7. Future of the Village Hall Working Party.

Deferred to the August meeting.

8. Councils Vision/Plan for The Four Year Term – Objectives.

Cllr Rowland-Hill not present so review of the wording will be agreed at the August meeting.

9. Glebe Field and maintenance.

Mr Richard Jones had not repaired the fence by 20th June 2017. Clerk to write and state that no action taken or no further written/verbal response means a breach of the contract. Council will repair fence and forward Invoice to Mr Jones for payment. Glebe Field to be advertised in next (September edition) Parish Magazine.

10. Maintenance of the Playing Field and the Role of Bredon Community Play & Recreation.

Ongoing and to be progressed at the next meeting of BCPR.

11. To discuss New Homes Bonus 2017-2018.

Clerk confirmed that a Bredon Social Communities Amenities Project application for £16,356 had been submitted with applications from Bredon Football Club and Bredon Cricket Club (both £7,235). Wychavon's Localism and Community Funding Advisory Panel are meeting on 17th July 2017 to consider these applications.

12. To discuss Co-opting a 12th Parish Council Member.

Chairman had contacted Louise Bennet of Wychavon's Electoral Services for clarification of process. Clerk to place an advert for an additional Parish Councillor on Notice Boards, with a deadline for completed application forms of 31st August 2017.

13. 'Door Knock feedback to Bredon Parish Council'.

Cllr Falvey will write to Door Knocking organization and express the Council's disquiet at not being consulted on which parishioners to approach, as discussed when they attended the Parish Council Meeting on 3rd April 2017.

14. Correspondence for Information.

Bredon had been selected for a free 'Spruce Up' by Ringway (Worcestershire County Council contractor, consisting of four Ringway employees for a single day. Chairman and Vice Chairmen

met representative and agreed that the Dock benches (and Westmancote Bench) would be repaired and refurbished.

Terry Onions has confirmed he is standing down as Footpaths Officer and Tree Warden. Clerk to write and thank Terry for his service and contact Peter Kelson, who expressed an interest in the roles. To be discussed further at the August meeting.

CALC have circulated details of an approved internal auditor for Councils - DKE Audit Services. Finance Support Group to meet and discuss.

It was **agreed** that, due to some content being time sensitive, CALC Updates are to be circulated by the Clerk upon receipt throughout the month.

16. Progress Reports for Information.

Item d) was brought forward.

d) County and District Councillor

Cllr Hardman updated the parish council covering hedge cutting in the parish, bus stop move, drop kerb at school crossing, Eckington Road footpath (September), approval of Bredon Handcock funding, Evesham Fire Brigade, review of Wellington Gardens footpaths and support for opposing upheld appeal (Item 15 d ii at Eckington).

a) Clerk.

Report had been circulated.

b) Bredon Village Hall.

Nothing to report.

c) Bredons Norton Village Hall.

Nothing to report.

e) Tennis Club Lease.

Club to be contacted with Version 11 for consideration before signature.

f) Assets of Community Value

Clerk circulated list to Councillors for information.

g) Bredon Community Play & Recreation (BCPR)

See Item 10 above. All future communications to be via Clerk. It was **agreed** that, should the Village Hall be required due to inclement weather, any costs would be waived. Any signage promoting the event should not be displayed before 1st August 2017 and must be removed 48 hours after the event.

h) Bredon Hill Conservation Group (BHCG)

No report.

i) Website and Parish Magazine

Nothing to report.

17. Councillors Reports and Items for Future Agenda.

Cllr Sly requested Grass Cutting Tender for August meeting.

Cllr Johns requested Darby and Joan Club.

Chairman requested update from Eckington Parish Council re appeal.

18. Date of Next Meeting.

Parish Council Meeting **Monday 14th August 2017.**

In addition to the 10 residents present, additional residents, not in attendance, signed a document agreeing that Rory Atkins speak on their behalf to **object** to Planning Application 17/01060/HP at Bredon Marina, for a Restaurant and Dwelling.

Rory Atkins stated that all the residents wished Bredon Marina to continue and thrive and referred to numbered sections of the recent Neighbourhood Plan as the basis for his comments which included and covered:

- Serious and dangerous traffic congestion
- A large scale business with daily opening hours of 0830 to 2300 hours.
- Effect on viability of Bredon Public Houses
- Questionable demand, requirement and viability of the facility -
- Application sits outside the development boundary
- Harm to the amenity of neighbouring properties
- Flood risk and implications for emergency services access
- Only seasonal employment benefit and wider implications
- Increase in environmental inconvenience, traffic congestion, noise, odours, and security throughout year
- Future of the site if restaurant proved unviable.
- Request that Wychavon debate application at full planning committee.

Martin Miles from BCPR provided details of the Fun Day on Sunday 20th August 2017, confirmed the Village Hall had been booked as a weather contingency and requested a sign be displayed to promote the event.