

# Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 14<sup>th</sup> August 2017**.

**Present:** Councillors: Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy (Chairman), Mr Mike Johns, Mrs Diane Kemple, Mr Andrew Rhodes, Mr Ian Rowland-Hill, Mr Rob Sly, and Mr Declan Shiels.

**In Attendance:** Mr Tim Drew (Clerk), Mr Adrian Hardman (District & County Councillor), Mr John Ford and Mr Nicholas Bradley.

## 1. Apologies for Absence.

Apologies were received and accepted from Cllr Richard Coghlan and Cllr Brod Whiting.

## 2. Declaration of Interests.

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

Cllr Kemple declared DPI in Planning Applications Item 6 a) iii. due to knowledge of the applicant on a personal basis.

Cllr Darby declared an ODI (non-prejudicial) as a neighbouring farmer in Item 6 b) VI, and an ODI (prejudicial) as a farming tenant of the applicant in Item 6 a) IV.

Cllrs Handy and Rhodes declared an Other Disclosable Interest (non-prejudicial) in Item 6 a) IV as friends of the applicant.

**3. Minutes:** the minutes of the meeting held on Monday 10<sup>th</sup> July 2017 were **approved**.

## 4. Finances.

a) Invoices to be paid:

### Village Hall

CW Hygiene	Cleaning Cover 6 <sup>th</sup> – 9 <sup>th</sup> July 2017	£120.00
CW Hygiene	Consumables	£53.44
Jo Lomasney	Balance of Wages – July 2017	£311.26
Darren Rosser	Bar – July 2017	£76.00

### Parish Council

Bredon Playgroup	Outstanding NHB from previous years (Transfer)	£896.83
S Gwilliam	Lengthsman - July 2017	£279.00
Jackie Shields	Clerk Accounts Support – July 2017	£56.25
Business Supported	Clerk's Wages (July 2017)	£713.36
Pippins Accountancy	VAT Return & Bookkeeping	£332.50
Harrison Clark Rickerbys	Professional Charges (Accommodation/Pension)	£1140.00
Kevin Falvey	Dropbox Upgrade (Computer Back-up)	£79.00
DGM Carpentry	Play Area Bench Repair	£170.00

All payments approved and **agreed**.

The Chairman stated that the Invoice for DGM Carpentry was work requested by Bredon Community Play & Recreation (BCPR) and that the protocol was that all BCPR expense should be notified to the Clerk. It was **agreed** that funds for this Invoice are to be transferred from the Playing Field Grant monies.

b) Financial Report:

Screen-shots of Monthly bank statements (including Savings Account) are now provided to the Financial Support Group together with a Month on Month Report & Cashbook Summary.

The Clerk has contacted Duncan Edwards (DKE Auditing Services) and is meeting him on 21<sup>st</sup> August to finalise the provision of auditing services for 6 monthly and annual accounts.

The various PIN and Passwords used by the Clerk will be handed to and retained by the Chairman in a sealed dated envelope. This envelope may not be opened other than in the presence of two other councillors.

Grant Thornton had queried the Fixed Asset figures within the Annual Accounts for 2016-17. Clerk has responded accordingly after consulting with Mary Adlard (Auditor).

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

Cllr Rhodes has now provided example Risk Assessments (particularly for the Village Hall) to the Clerk. These will be reviewed and a progress report made at the September meeting.

Councillors have notified the Clerk of proposed changes to the Draft Byelaws. Before submission it was suggested that a solicitor be engaged to establish how 'watertight' the byelaws would be in the event of a future traveller incident and determine if a byelaw gives the Council more protection than the methods available to a Landlord. It was also felt the new byelaws were of value to enforce other activities relating to the Playing Field, Car Parks and the Dock. It was **agreed** the Chairman and Clerk would review the best way to progress new byelaws.

## **6. Planning**

a) For consideration:

- I. 17/01477/HP Peppercorn Cottage Chapel Lane Westmancote GL20 7ER  
*Single storey extensions to rear together with first floor extension over existing extension.*  
The Parish Council has made general comments.
- II. 17/01454/FUL Lampitt House Lampitt Lane Bredon's Norton GL20 7HB  
*Conversion of existing workshop building to create a single live/work unit - amendments to scheme approved under permission ref no. W/13/01227/PN.*  
It was agreed that there was No Objection and the Parish Council will make general comments.
- III. 17/01386/FUL Gellesters Farm Tewkesbury Road Bredon's Hardwick GL20 7EB  
*Change of use of part of a field to site six holiday lets / seasonal agricultural workers dwellings.*  
Situated opposite Mitton Lodge, although there is an error on the Wychavon site plan. Concern was expressed that the caravans could be converted to housing, creating a precedent. Also in a particularly sensitive area with caravans situated close to the main

road. It was agreed to defer the application to review the definitions of space in the Neighbourhood Plan, prior to an email response by 25<sup>th</sup> August 2017.

IV. 17/01463/HP Ridgeway Barton, Eckington Road, Bredons Norton, GL20 7EZ

*First floor extension to existing dwelling*

This application was received too late for formal inclusion on the agenda, and will therefore be ratified at the next meeting.

b) For ratification:

- I. 17/01212/HP Mostyn House Main Road Bredon GL20 7QN (03/08/17)
- II. 17/01270/HP Manor Cottage Manor Lane Bredon's Norton GL20 7EZ (03/08/17)
- III. 17/01053/HP 10 Vallenders Road, Bredon, Tewkesbury, GL20 7HL (02/08/17)
- IV. 17/01401/GPDE 2 Waterloo Close Bredon Tewkesbury GL20 7WL (08/08/17)
- V. 17/01374/HP Tudor Cottage Manor Lane Bredon's Norton GL20 7HB (09/08/17)
- VI. 17/00804/HP Nursery House, Kemerton Rd, Westmancote, GL20 7EN (10/08/17)
- VII. 17/01334/HP The Stones Westmancote Bredon GL20 7ES (10/08/17)
- VIII. 17/01231/FUL Land off Brookfield Lane Bredon's Norton (13/08/17)

It was **agreed** to ratify these applications, comments for which have been forwarded to Wychavon.

c) Approved:

- I. 17/01068/HP The Pound, Westmancote, Bredon, GL20 7ES
- II. 17/01073/HP 1 Hillview Cottages, Watery Lane, Kinsham, GL20 8HU
- III. 17/01212/HP Mostyn House, Main Road, Bredon, GL20 7QN (above)

d) Refused:

- I. 17/00925/FUL Greenacres, Kemerton Road Westmancote GL20 7EN

e) Neighbourhood Plan:

The Bredon Neighbourhood Plan was adopted by Wychavon District Council on 26<sup>th</sup> July 2017.

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

I. Legal Opinion

Following the Inspector's CGT JCS hearings, which included Mitton Bank and Transport, during July 2017, a Legal Opinion was submitted by Anthony Crean QC on behalf of the developers. The Planning Inspector subsequently refused to consider a rebuttal Legal Opinion from Bredon Parish Council.

Notwithstanding the Inspector's position, it was decided to seek a Legal Opinion from Gary Grant of Kings Chambers, Birmingham for £1,500.00. This Opinion opposes that of Anthony Crean QC, and could have an impact on decisions taken by the JCS Inspector and Wychavon. It provides the Council with strong grounds to challenge any housing at Mitton Bank that is not delivered through a review of the SWDP, due to conflict with the Neighbourhood Plan (NDP). The Opinion covers legal precedent, is robust and gives a strong basis for argument.

It was proposed to submit Gary Grant's Opinion to Wychavon, for their consideration before they agree to a joint planning statement (at the behest of the JCS Inspector)

with Tewkesbury Borough Council, pointing out that any such statement would be in conflict with the NDP.

It was **agreed** to send Gary Grant's Opinion to both Wychavon and the Planning Inspector. Cllr Sly abstained from voting having stayed in the meeting room but having not participated in the discussion. The Chairman read the following extract from the Opinion:

*10.1 The instructions were sent on 25th July 2017 just before I left to take a short break and could not be completed until my return. Given the changing status of the BPNP it is reasonable that the Inspector should consider this Opinion along with that provided by the promoters of the land.*

*10.2 It is well understood that practical management of long examinations leads to deadlines being imposed, but such deadlines and the application of any exceptions are within the discretion of the examining inspector. The Inspector is invited to accept this Opinion provided to and submitted by the Bredon Parish Council.*

It was **agreed** to ratify the expenditure of £1,500.00 plus VAT with Kings Chamber and the Clerk would pay their invoice during August 2017.

## II. Hedgerow Restoration

Worcestershire County Council have confirmed that the large hawthorn hedges along the B4080 (Tewkesbury Road) are in its ownership. It has been agreed in principle to delegate management of them to the Parish Council in the short term. The hedges are an important visual feature in the parish, and are highlighted in the Neighbourhood Plan. Without management, they will become degraded over time. The cost to 'make good' and maintain the hedgerows on both sides of the road would be approximately £15,000.00 over 2/3 seasons covering 15-16,000 meters. It was **agreed** to spend this sum for restoration over the winter months. Cllr Darby will obtain a quotation and provide Clerk with specification for two further quotes employing the use of mechanical tree pruning "scissors".

## III. Hearing on Transport Matters

Cllr Sly updated the Council on his attendance at the GCT JCS hearing and the recent Ashchurch Parish meeting. The M5 'northern option' is not preferred and the other alternatives for M5 Junction 9 and the A46 were under consideration.

Item 16 d) was brought forward:

## 16. County & District Councillor

Cllr Hardman updated the parish council on the Eckington Road footway (work due to start 3rd September), closure of the Eckington Bridge from 21st August, the NHB deferral and requested photo evidence with brief benefits of monies spent, and the footway from Kinsham to Bredon (unlikely to improve existing).

Pavement and footway priorities (in order) are 1) repairing Blenheim Drive pavement, 2) relocating the hedge and widening the footway on the Kemerton Road corner opposite Queensway; , 3) patching the footway to Kinsham. A cycle path, from Bredon to Kinsham, to be an agenda item for the September Parish Council meeting.

**7. Update from the Staffing Group.**

Jo Lomasney has now been enrolled into the NEST Pension scheme ahead of the 31<sup>st</sup> August deadline.

**8. Future of the Village Hall Working Party.**

Cllrs Falvey, Johns, Kemple, Rowland-Hill and Shiels will meet to discuss and progress in the next four weeks.

**9. Councils Vision/Plan for the Four Year Term – Objectives.**

Cllr Rowland-Hill wording was **agreed** subject to the inclusion of ‘work towards’ and ‘best endeavours’ as appropriate. Clerk to update Objectives document.

**10. Glebe Field and maintenance.**

Clerk has written to Mr Richard Jones to confirm that because no action had been taken there is a breach of the contract. Thomas Spry has quoted £450 Council to repair fence, which was approved. Clerk to write to Mr Jones terminating the contract and forwarding an Invoice for the fence repair.

Glebe Field to be advertised in next Parish Magazine and on social media (Cllr Sly). Elaine Cattle has emailed about the untidy condition of the Glebe Field.

The lady in the Village with ponies (Mrs Rowell) is to be approached by the Chairman to see if any interest in grazing without water.

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

Cllr Sly to arrange the next meeting of BCPR.

**12. To discuss New Homes Bonus 2017-2018.**

Wychavon’s Localism and Community Funding Advisory Panel decided not to support any of the NHB proposals submitted. The Chairman and Vice-Chairman will attend a meeting to discuss further on 4<sup>th</sup> September where they will request the £30,873 available be ‘ring-fenced’. Subject to the outcome of this meeting, the Council will consider loans or donations to Bredon organisations at the September meeting.

**13. To discuss Co-opting a 12<sup>th</sup> Parish Council Member.**

Adverts for an additional Parish Councillor have been posted, with a deadline for completed application forms of 31<sup>st</sup> August 2017. No applications had been received.

**14. ‘Door Knock feedback to Bredon Parish Council’.**

Cllr Johns will follow-up on the request from parishioners for a Darby and Joan club in Bredon.

**15. Correspondence for Information.**

Bredon's 'Spruce Up' by Ringway (Worcestershire County Council contractor, where the Dock benches (and possibly other) would be repaired and refurbished, is scheduled for Sunday 20<sup>th</sup> August.

An advert for a Footpaths Officer and Tree Warden will be placed in the Parish Magazine. Council has received a P3 Grant of £360 from WCC. Clerk had been unable to contact Peter Kelson.

Chairman advised that the request for support from George Glaze (Chairman of Eckington Parish Council (EPC), to oppose the Eckington Road site recently upheld on appeal, had been withdrawn.

**16. Progress Reports for Information.**

- a) Clerk.  
Report had been circulated. Grass Cutting Tender to be raised at the December meeting in advance of the 2018 season.
- b) Bredon Village Hall.  
Front step to be painted. Painting and decorating on agenda in September.
- c) Bredons Norton Village Hall.  
Nothing to report.
- d) Forwarded – see above.
- e) Tennis Club Lease.  
Club raised concerns about Insurance provision. Cllr Falvey to update before signature.
- f) Bredon Community Play & Recreation (BCPR)  
No report.
- g) Bredon Hill Conservation Group (BHCG)  
It was **agreed** to endorse BHCG's opposition to the application for 81 static caravans at Great Comberton.
- h) Website and Parish Magazine  
Neighbourhood Plan adoption, Glebe Field grazing, Car valuables, Village Hall painters and Parish Path & Tree Warden.

**17. Councillors Reports and Items for Future Agenda.**

No items.

**18. Date of Next Meeting.**

Parish Council Meeting **Monday 11<sup>th</sup> September 2017.**