

BREDON, BREDON'S NORTON AND WESTMANCOTE PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 10th September 2018**.

Present: Councillors: Mr Nick Bradley (Chairman), Mr Richard Coghlan, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr Mike Johns, Mr Andrew Rhodes, , Mr Declan Shiels and Mr Rob Sly.

In Attendance: Mr Tim Drew (Clerk), Mr Mike Hodgson.

1. Apologies for Absence.

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

2. Declaration of Interests.

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

Cllr Sly declared an ODI for Mitton Bank under Item 5 e). Cllr Darby declared a non-prejudicial ODI under Item 5 e) as a farming tenant of a party connected to the application. Cllr Handy asked the Clerk to seek CALC's advice about parishioners using councillor's businesses.

3. Adoption of the Minutes for of the Meetings held on Monday 13th August 2018.

The minutes were **approved**.

4. Finances.

a) Invoices to be paid:

Village Hall:

| | | |
|----------------|---|---------|
| Jo Lomasney | Balance of Wages – August 2018 | £172.36 |
| Andrew Stubbs | Repair 3 x Velux Windows in VH | £50.00 |
| Mark Farey | Maintenance Front & Rear of External VH | £210.00 |
| Snow Electrics | PAT Testing for VH | £48.00 |

Parish Council:

| | | |
|-----------------------|--|----------|
| Business Supported | Balance of Clerk's Wages – August 2018 | £98.08 |
| Highway Road Services | Car Park Line Marking (VH Car Park) | £310.46 |
| Highway Road Services | Car Park Line Marking (PF Car Park) | £349.54 |
| Gill Lungley FSLCC | Clerk's CiLCA Training – July 2018 | £20.00 |
| Greenworks | Grass cutting – July & August 2018 | £1476.00 |

The above payments were **agreed**.

b) Financial Report:

Cllr Rhodes updated the council on the recent Finance Support Group meeting held on 29th August 2018. The Bredon Parish Council Investment Policy, circulated to Councillor's, was **agreed** and will be reviewed annually at the May meeting. The July 2018 bank statements and cash book were **approved**.

5. Planning

a) For Information:

18/01577/HP 1 Avondale Cottages, Church Street, Bredon, GL20 7LA
Erection of Garden shed.

Objection, as in conflict with the Bredon Neighbourhood Plan, using unsuitable materials in a conservation area (in line with Conservation Officer's comments).

b) For Ratification:

18/01521/HP Lower Clattsmore Farm, Eckington Road, Bredon's Norton, WR10 3DE
Ground and first floor extension to front and rear to accommodate two additional bedrooms.

No objection (application scaled back, now meets our NP4 policy).

18/01631/DEM 1 Carron Farm, Tewkesbury Road, Bredon's Hardwick, GL20 7EE
Demolition of disused dairy milking shed at the rear of Carron Farm.

No objection, subject to the views of the Heritage officer. (note - Wychavon confirm prior approval is not required as to the method of demolition and any proposed restoration of the site).

Planning Applications in a) and b) above were **agreed**.

c) Approved:

18/01206/HP 12 Queensmead, Bredon, GL20 7NG

d) Refused:

18/01310/HP The Old Stables, Wells Farm, Lower Lane, Kinsham, GL20 8HT

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

Tewkesbury Borough Council have given their support to the Mitton Bank planning application, concluding that the application would be in conformity with Policy 2 of the SWDP, Policy NP1 of the Bredon Neighbourhood Plan and Policy SP2 of the JCS.

The developers have made several slight amendments to their application 18/00771/OUT which includes description, response to Bredon Parish Council comments, response to Landscape Officer, amended application form, comments on link to Shannon Way, additional Heritage Assessment, further comment on migrant bird species, comments on Energy Statement, confirmation on land ownership and comments on agricultural land.

It was **agreed** that the Planning Working Party would prepare a response and put to the full parish council for approval by 26th September 2018. Cllr Sly abstained from the vote.

Cllr Darby agreed to complete the SWDP Development Boundary Review response on behalf on the parish council.

6. Update on new Byelaws.

These had been received from Thomson and Bancks Solicitors earlier this evening and will be circulated to councillors for review and on the October agenda for discussion/approval.

7. Future Parish Council Meetings.

a) **Duration** - The chairman will be cognisant of the 2½ hour maximum duration, in accordance with Standing Order 3 y).

b) **Standing Orders** – An amendment, covering Proposals and Reports, was deemed to be unworkable in practice, bureaucratic and too prescriptive. It was thought unfair to expect councillors (i.e. volunteers) to submit proposals in writing. The matter was deferred to the October meeting, but could be reviewed at the parish council's unofficial meeting to discuss future strategy and approach to activities and projects.

c) **Co-Option** – the Clerk advised there were three expressions of interest, but no completed applications were received by the August deadline. It was **agreed** not to re-advertise, but proactively seek candidates for the May 2019 election in accordance with recent CALC advice.

8. Section 106 and New Homes Bonus Funding.

In addition to Items 10 (Obelisk) and 12 (Fencing & Signage) below, quotations will be requested to completely resurface the main car park.

Cllr Johns will check the grades of gravel for the proposed Pétanque (Boules) court and Cllr Bradley will assess the cost of re-locating the hedgerow on the Kemerton Road (i.e. tarmac and planting).

9. Update on Defibrillators (and Kiosks)

Fitting now proceeding at the Spar Shop and Bredon Cricket Club. Community awareness via Website and Parish Magazine, deferred for a month to include training schedule and advertising. Martin Fagan of community Heartbeat Trust is visiting parish to review proposed locations and discuss support. The Landlord of the Cross Keys Inn at Bredon's Hardwick is supportive and has kindly agreed to provide electricity feed.

Clerk has obtained quotation for the Westmancote Kiosk door and fitting and will apply for Section 106 monies. If unsuccessful, Kiosk will be charged against parish council funds.

10. Obelisk/Mile Marker Refurbishment.

The Clerk applied for Section 106 monies to refurbish the obelisk and replace the nearby bench, but this was not approved by Wychavon as it provides no additionality/improvements to facilities and should be covered by the parish council's own repairs and maintenance budgets.

11. Assets of Community Value (ACVs).

The Fox & Hounds application form was submitted to Wychavon at the end of August.

A community survey was **agreed** to gauge support to assist the ACV application for the Royal Oak and will be included with an article in the October Parish magazine. The survey will also be available online, via the Website.

12. Car Park Fencing and Signage.

Cllr Johns suggested that new signage be double the size of existing and placed on fencing and gates at the ends of the two car parks where they meet the playing field. New bins should also be provided. Cllr Johns was thanked for his research and it was **agreed** he will also explore price and availability of metal hooped fencing with appropriate gates. Cllr Falvey will develop a health & safety compliant proposal for the concrete bollards (parallel with the Bowling Club fence) to be fitted with plastic covers.

13. Funding for Smartwater Initiative.

Cllr Falvey's liaison with the Office of the Police & Crime Commissioner has secured a grant for Smartwater kits. This covers 25% of the total cost of the required Smartwater kits for the whole parish, a reduced rate for purchasing the property marking kits, 100% of the promotional signage and a dedicated project co-ordinator. It was **agreed** to adopt the scheme, accept the PCC grant and contribute £4,840.63. Cllr Hardman will also provide £1,000 to fund the scheme.

14. Tidiness of the Village.

A general discussion took place and areas highlighted included the Main Road hedge adjacent to 80 Blenheim Drive, weeds in the gutters on Wellington Gardens, the verge all the way up the right-hand side of Church Walk and Westmancote Bus Stop which has become overgrown and the concrete plinth smashed by workmen. Councillors will approach local contractors for quotations /assistance.

15. Correspondence for Information.

In response to recent advertising, David Gray from Eckington had requested an application form from the Clerk for the Lengthsman vacancy.

The Clerk provided an update on the Hedgerow Restoration work between Mitton and Bredon's Hardwick. Cllr Darby requested the matter was deferred to the October meeting, when the prospects of the outline planning application may be clearer.

RP Keller's quotation of £40 to repair the bench at the Dock was **agreed**.

A quotation of £425 received from Boundaries, to remove damaged limbs from the black locust tree in the corner of Eckington Road car park and removal of a dead tree from the play area, was **agreed**.

The unofficial, informal meeting, to discuss Council Activities/Projects, future strategy and a proactive approach; will be held on 21st September.

16. Progress Reports for Information.

a) Clerk:

No report.

b) County & District Councillor:

No report.

c) Village Hall.

- Development of VH Office Area – Chris Ranner will be submitting a Structural Calculation Pack later this week.
- Maintenance – the Burco Boiler was inspected and found to be beyond economic repair. It was **agreed** that Cllr Falvey will review alternative replacements.
- Square One are visiting to review a VH signage replacement.
- Jo Lomasney is on holiday during October. Cllrs Falvey and Johns will provide the necessary cover.

d) Police Liaison.

There have been several burglaries at local sports clubs including Bredon Cricket Club.

e) Website and Parish Magazine

The next Parish Magazine, published at end of September, to include Mitton Bank Update and the Lengthsman Vacancy.

17. Councillor's Reports and Items for Future Agenda.

Cllr Sly advised that there were two unoccupied small flats at Reeds Close and he will attend the Reeds Almshouses Trust review to discuss refurbishment or conversion to a single flat.

- Mitton Bank Hedgerows (MD);
- Planning Working Party Terms of Reference (PH).

18. Date of Next Meeting.

Monday 8th October 2018.

Meeting closed at 9:40pm.

Notes of Public Question Time:

Mike Hodgson addressed the parish council to raise awareness of the house extension at 18 Cherry Orchard, which has caused upset and ill feeling in the neighbourhood and numerous complaints from neighbouring residents.

Permission was granted to demolish garden wall and replace with hedge, but the occupant is erecting a 6 feet high wooden fence between concrete posts, up to the edge of the footpath surrounding the property.

The fence also blocks off the road view for traffic turning left out of Cherry Orchard. When vehicles are parked alongside the fence, traffic turning left out of Cherry Orchard must blindly move to the wrong side of the road in the face of oncoming traffic.

Wychavon have set up an enforcement case (ref ENF/18/0351) and have already conducted a site visit. Retroactive planning permission will be required.