

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 14th July 2025 at 7:00pm.**

Present: Councillors: Mr Nick Bradley (Chairman), Mr Colin Davidson, Mr Matt Darby, Mr Kevin Falvey, Ms Katie Hill, Mr Andrew Rhodes and Mr Declan Shiels.

In Attendance: Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman, Will Almond, Ms Amada Collins, Mark Hilliard, Thomas Spry and Andy Walker.

1. Apologies for Absence.

Cllrs Ms Karen Brooks, Mr Rob Sly and Mr Brod Whiting.

2. Declaration of Interests.

Cllr Darby declared an ODI dispensation, for Item 5 a) i as a neighbouring Farmer.

Cllr Falvey declared an ODI for Item 5 a) i as a friend of a neighbouring resident.

It was noted that the Parish Council was a former owner of 5 a) ii (St Giles Churchyard).

3. To consider the Adoption of the Minutes of the Meeting held on Monday 9th June 2025.

These minutes were **agreed**.

4. Finances:

a) Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – June 2025	£122.14
Wychavon	VH Premises Licence	£180.00
CW Hygiene Services	Consumables	£62.41

Parish Council:

Timothy Drew	Balance of Wages – June 2025	£265.16
Wychavon	Clean & Empty 4 x Dog Bins	£467.38
Wychavon	Clean & Empty Dog Bin (Kinsham)	£116.84
Dave Gray	Lengthsman – June 2025 Highways	£544.00
Dave Gray	Lengthsman – June 2025 Parish	£221.00
Greenworks	Mowing – June 2025 (x1)	£997.86
Wychavon Parish Games	Entry Fee for 7 Events	£70.00

All payments above were **agreed**.

b) To approve the Financial Report.

The June 2025 bank statements and Scribe Cashbook were **approved**.

5. Planning:

a) For Approval:

- i. W/25/00832/FUL Land At (Os 9287 3783), Eckington Road, Bredon (Extension to 15th July 2025)
Change of use of land to 2 no. Gypsy and Traveller pitches, to include the creation of a new access and associated landscaping.

Objection – due to strong planning reasons based on SWDP17 and sub-clause C6 (privacy of neighbours), NP1 (including AONB) and Highways issues. Also, bio-

diversity impacts, such as the mature Oak tree, and the local land drainage. Wychavon are also able to demonstrate a 5-Year land supply for Gypsies and Travellers.

- ii. W/25/01128/FUL St Giles Churchyard, Church Street, Bredon (Extension to 29th July 2025)

Change of use of land to form an extension of the existing cemetery (Use Class Sui Generis).

This application was fully supported by the Council.

- iii. 25/00490/OUT (TBC) Land North of Ashchurch Tewkesbury (Consultation)
Outline planning permission for demolition of existing buildings; up to 2,800 residential dwellings (use class C3); two Local Centres including residential (use class C2 and C3), community, employment, commercial, retail, leisure and/or public house, health facilities and public open space (use classes E(a, b, c, d, e, f, g (i)), F2 and Sui Generis up to 11,000 sqm); education provision including two primary schools including early years facilities (up to 4FE and 3.5FE respectively) and secondary school (up to 6FE) (use class F1); green infrastructure and public open space, including informal public open space, amenity parks, formal recreation (sports pitches), community gardens / orchards and strategic landscape planting; footpath diversions; a new pedestrian (over rail) bridge crossing; and all associated infrastructure, including surface water drainage features and energy infrastructure. All matters reserved, save for details of access in respect of the vehicular/pedestrian/cycle accesses from Hardwick Bank Road, B4079, and A46; and the construction of a spine road (Central Street) connecting the A46 to the east with Hardwick Bank Road to the west, including a new bridge over the railway line.

A response from the Parish Council is to be drafted by the Strategic Planning Working Group, to include TBC windfall housing and the effect on traffic and competition for road space between Mitton and the Garden Town.

- iv. W/25/01239/HP Copt Elm, Main Road, Bredon, GL20 7EL
Single storey front extension, first floor front gable extension, replacement rear extension, replacement side extension and associated works.

No objection, subject to the Planning Officer being satisfied there is compliance with design guidance.

- v. W/25/01349/HP 8 Russet Close, Bredon, GL20 7QE
Single storey front extension.

No strong planning grounds for objection, subject to the Planning Officer being satisfied on supplementary planning guidance.

The above comments were **agreed**.

b) Approved:

- i. W/25/00868/HP 19 Vallenders Road, Bredon, GL20 7HL
- ii. W/25/00816/HP Westhurst Cottage, Eckington Road, Bredon, GL20 7EX

c) Refused:

- i. W/25/01182/PIP Land at (Os 9321 3552), Lower Lane, Kinsham

d) SWDP Examination Arrangements:

It is encouraging that the Inspectors are reviewing their position which could result in a reduction of built homes in the plan. Richard Buxton Solicitors are of the opinion that because Councils have been providing updated Local Housing Need (LHN), calculations do not mean the Inspectors have decided. Cllr Hardman will investigate further with Wychavon Planning.

e) Tewkesbury Garden Town (TGT):

Tewkesbury Borough Council's Planning Application 25/00490/OUT for Land North of Ashchurch has been received and is both detailed and complex. Cllr Bradley has met with the Chairman of Ashchurch Rural and Northway Parish Council and liaised with Newland Homes.

Initial observations of the North Ashchurch Consortium (NAC) application are as follows:

- Further highway modelling to look at trigger testing of mitigation is needed.
- NAC 650 homes from first phase from Hardwick Bank Road (HBR) do not include Newland Homes.
- Mitigation is based on very low trip rate, no evidence to suggest that is appropriate or agreed.
- Only modest cycle improvements proposed through the Northway area (The Park & Northway Lane).
- Modelling doesn't account for homes accessed from Sinderberry Drive.
- Off-site improvements – no commitment/agreement on when its delivered/triggered.
- NAC junction at HBR requires speed reduction to 30mph.
- Access and road alignment conflicts with Newland Homes.
- Pedestrian Bridge over rail to replace level crossing is abled bodied design only.
- ANPR surveys on A36 suggest 60% is strategic traffic between A46 & M5, 40% local traffic.
- No comment on what levels of strategic traffic might use new link road through development.

f) Other Planning Matters:

No update on Long Furlong ad Bensham Allotments.

6. Bredon Community Play and Recreation (BCPR) Update.

Due to Cllr Whiting's absence, the following have been referred to him to progress through liaison with BCPR:

- Approval of Matt Hale's quotation for removal of the dead tree in the toddler park area.
- Signage to prohibit older children using the enclosed Play Area.
- Quotations for the roundabout repair and replacement of the wet pour via Debbie Kinmond.

7. Armco Barrier Supports in Car Park.

The Armco Barrier on the west boundary of the Main Car Park was damaged because of fencing works to an adjacent property. It was **agreed** to ask Cooper Groundworks for a quotation for the replacement of the Armco in its entirety along the western length of the Car Park.

8. Progress Reports and Updates.

a) County and District Councillor:

- The County Council are proposing to cancel a special school to be built near Malvern and a school in Worcester.
- Wychavon are promoting Local Government reforms which may generate opportunities for future grant funding. Monies could be returned to communities if a Unitary Structure was introduced.
- Cllr Bradley will draft a letter from the Parish Council to Rooftop regarding Grangefield Road covenants and the parking problems raised by Mr & Mrs Vernon. Cllr Hardman will follow-up.

b) Police and Defibrillator Report:

- No defibrillator update
- A truck was stolen from Westmancote and used to steal plant from Beckford.

- Evesham Rural North (West Mercia Police) are restructuring which will add to the number of Police Constable Special Officers (PCSO's).
- c) Smart Water:
 - There are discounted costs for larger quantities of Smart Water which can be reviewed at the August meeting.
- d) Working Groups:
 - The Strategic Planning Working Group met in June to discuss SWDP and Garden Town as per Items 5 d) and 5 e) above.

9. Correspondence, Progress Reports and Updates for Information.

The Clerk circulated the following correspondence for consideration by the Council:

- An update on the Wychavon Rural Fund for The Dock Improvement.
- The Environment Agency (EA) proposed installation of install a new green GRP kiosk on a raised plinth at the Dock. A full specification including technical drawings and photos will be provided by the EA.
- Bredon Star RFC have requested consideration for the installation of Solar Panels with further information to follow.
- Bredon Star RFC asked for agreement in principle for staging a 7's Rugby tournament and music festival on the playing field in 2026. This was **agreed** but further detailed information will be required.
- A contribution of £150 to the cost of renovating the Bredon Norton's Village Post-box was **agreed**.
- Correspondence relating to parking and safety at the corner of St Giles Road and Grange Field Road was discussed and Cllr Bradley will monitor and liaise with the residents. See also 8 a).
- A request for the pruning of the tree in Corner of Small Car Park opposite Playing Fields is awaiting a quotation.
- A Church Street resident complained about the parking of a Commercial Trailer, although the issue is now resolved.
- Exposed live wires at Bredon's Norton Kiosk were made safe by UK Power Networks.
- The final Survey revealing the views on the future of local councils.
- Advice from Severn Trent regarding planned works at Bredon Treatment Works.
- Notice of works to various roads in Bredon's Hardwick.
- Updates to data from SafeAvon for Spring 2025.
- A press release from Tewkesbury Abbey relating to a River Blessing event.
- An update for Constituency MP Dame Harriett Baldwin dated June 2025.
- Notification that Wychavon Planners had won a top award.

10. Councillors Reports and Items for Future Agenda:

Cllr Hill advised that she would be resigning from the parish council for maternity reasons. Katie was congratulated by the Council and thanked for her contribution to parish business.

Cllr Rhodes stated that the Westmancote kiosk needed refurbishment.

Cllr Rhodes asked if the Clerk would write to the resident at Moretons Lodge to enquire if there were plans to plant a replacement fence in front of the recently installed wooden fence. To be discussed further at the August meeting.

11. Date of Next Meeting:

11th August 2025

Notes of Public Question Time:

Five residents, who reside in proximity of Planning Application W/25/00832/FUL, advised they had organised efforts to understand the application which unsuitable and contrary to SWDP and NP policies. Planning professionals and experts have been consulted on Highways and Drainage issues to refute misleading information from the applicant.

The application would remove privacy for the residents and key views would be compromised. The application is unsuitable and incompatible with adjacent buildings.

Other issues raised include drainage and surface water run-off, the proximity to a fast road and the need for a TPO for the mature Oak tree.