

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 11th August 2025 at 7:00pm.**

Present: Councillors: Mr Nick Bradley (Chairman), Mr Colin Davidson, Mr Matt Darby, Mr Kevin Falvey, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman.

1. Apologies for Absence.

Cllr Ms Karen Brooks.

2. Declaration of Interests.

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

Cllr Sly has an ODI dispensation for the South Worcestershire Development Plan Review (5 d) specific to the strategic allocation at Mitton until 8th December 2025.

Cllr Sly also declared a non-prejudicial DPI for Item 5 d) as an adjacent neighbour of the second Mitton Bank planning application.

3. To consider the Adoption of the Minutes of the Meeting held on Monday 14th July 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 Consultee Approval:

- i. W/25/01543/FUL Land Rear of Tudor Cottage and Including Part of Blackberry Barn, Manor Lane, Bredon's Norton
Replacement of a live/work unit to a single residential dwelling (C3 Use Class) along with landscaping and other associated works.

Comment: the site location is very sensitive, being in the Cotswolds' AONB, the Bredon's Norton Conservation Area, and in the middle of a run of six listed buildings on the village street.

This is a visual improvement on the existing barn, but the Council would prefer the dwelling to be orientated in line with other adjacent buildings.

- ii. W/25/01346/PIP Land and Buildings at (OS 9318 3573), Lower Lane, Kinsham
Permission in Principle for residential development of 1 to 2 new dwellings. With change to redline boundary.

Objection: the Council's response, to Case Officer Isabelle Badland on 3rd July 2025, which referred to application W/25/01182/PIP, is as relevant to the residential development of 1 to 2 new dwellings as it was for 3 dwellings.

- iii. W/25/01585/PIP 14 Hill Close, Westmancote, Bredon, GL20 7EW
Permission in Principle for erection of 1no new dwelling.

Objection: this is a Rooftop Social Housing planning application and is not a suitable site for infill. There is a loss of garden amenities from the two adjacent properties and the driveway of the property (No.14) is narrow. The close proximity to up to four neighbouring properties is also a concern. The site is not appropriate for a rural setting and represents over development of the location.

b) Approved by Wychavon:

- iv. W/25/01068/HP Yew Tree Cottage, Lower Lane, Kinsham, GL20 8HT

c) Appeal Dismissed:

- i. APP/H1840/W/25/3364575 True Blue Farm, Lower Lane, Kinsham, GL20 8HT

The above comments were **agreed**.

d) SWDP Examination Arrangements:

The Inspector's Virtual Hearing is on 4th September 2025 with Statements to be submitted by 26th August 2025. The Council are providing evidence for Ecology (Curlews) and Transport Modelling. Richard Buxton have agreed to cap their legal costs. Estimated costs were provided for all areas of expenditure and it was **agreed** to proceed and submit evidence. Cllr Sly abstained.

e) Tewkesbury Garden Town (TGT):

Parish Oversight Group and Oversight Board meetings have been cancelled. Garden Town standards for buildings have been based on Housing Standards and consequently Tewkesbury Borough Council's construction promises made have not been met.

There have been no report packs and limited agendas for liaison meetings, consequently all future TGT meetings are to be restructured.

A private meeting of the Chairs of Ashchurch Rural, Northway and Bredon Parish Councils will discuss Officer's approach to dissemination of information.

Traffic Surveys have been requested by Ashchurch Rural and Northway Parish Councils to monitor and model the effects of the Cotswold Designer Outlet.

f) Other Planning Matters:

Given the recent trend of PIP (Permission in Principle) planning applications, the Strategic Planning Working Group will consider a policy to include the Eckington Road application.

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

Cllr Whiting's provided the following update:

- Matt Hale's quotation for removal of the dead tree in the toddler park area has been received and this was **agreed**.
- Section 106 funding has been approved by Wychavon for the Outdoor Table Tennis Table.

- Wording for Signage, to prohibit older children using the enclosed toddler park area, is being considered to include restrictions for dogs and bicycles.
- Debbie Kinmond will be forwarding Quotations received for the roundabout repair and replacement of the wet pour.

7. Main Car Park Works and Associated Drainage Scheme.

Cllr Davidson provided a site map and report, and outlined details of the following which will reduce the impact of flooding:

Summary of Improvement Costs: -

- The re-surfacing of both Car Parks
- Patching
- Removal of the existing Post & Rail Barriers in the Main Car Park
- Re-surfacing of Access Pathway,
- White lining
- Replacement of up to 10 Armco support legs
- Securing two existing concrete bollards and painting all bollards.
- A New gully, connecting pipework and rectangular Soakaway in the grass at the edge of Playing Field.
- A new Heavy Duty Slotted Drain and Soakaway for Pathway and part Main Car Park
- Fencing plus two Self Closing Pedestrian Gates to Main Car Park, including removal of existing posts and rails.
- New Fencing plus a Self-Closing Pedestrian Gate to Eckington Road Car Park and a Fixed Opening Double Gate, including the removal of existing posts and rails

Basis of Estimated Costs: -

Quotations received from various Contractors and best endeavours to get at least three quotes for each element of the Works.

Funding: -

It is planned to approach the Sports Clubs for contributions (via their grant options etc.) in principle, if Section 106 does not cover expenditure. Consider Community Infrastructure Levy (CIL) from The Dell housing. Explore an OPCC grant application due to safety enhancement of project.

It was **agreed** to proceed with the scheme and apply for Section 106 monies, approach the Sports Clubs and review other grant funding options.

8. Progress Reports and Updates.

a) County and District Councillor:

- Worcestershire County Council are still awaiting the SEND (Special Educational Needs and Disabilities) Transport Report for the County.
- Road sweeping has taken place on the Wellington Gardens estate, St Giles and Main Road.
- On-demand Transport scheme has been extended to Bredon, and details are awaited.
- Highways patching works have been completed on the Cheltenham Road and at Kinsham.

b) Police and Defibrillator Report:

- An Invoice (£125.94) for defibrillator consumables was **agreed**.
- A Ford Ranger was stolen from Kinsham.
- West Mercia Police recognise the need for a multi-agency approach to issues at Traveller Sites.

c) Smart Water:

- Cllr Adrian Hardman has kindly agreed to fund the £333.75 for the purchase of 50 kits.
- d) Working Groups:
- The Executive & Finance Working Group meet on 4th September 2025.

9. Correspondence, Progress Reports and Updates for Information.

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

- The Local Government reorganisation document for Worcestershire & Wychavon (Corporate Peer Challenge), as circulated to Councillors in June 2025 was discussed. Although there was a preference for a single Unitary Authority and not a Cluster, it was **agreed** not to respond to the survey.
- Quotation from Matt Hale – to prune Tree in Small Car Park next to the Old School House was **agreed**.
- Review of Worcestershire County Councils Rights of Way Improvement Plan.
- The Road Closure of Church Street, Bredon on 18th August 2025.
- Replanting intention for the Moretons Lodge Hedge.

10. Councillors Reports and Items for Future Agenda:

Cllr Falvey confirmed that a Hive system, to control the recently repaired Village Hall Central Heating System would be based on four heating zones.

Cllr Falvey advised that Motorhome Parking in the Small Car Park was being monitored.

Cllr Davidson stated the Leasing Group would meet in September to progress Sports Clubs leases.

11. Date of Next Meeting:

8th September 2025