

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 3rd November at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mrs Gail Whiting, Mr Stuart Bird, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr Andy Norman, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Andrew Woodward (Chairman).

In Attendance Ms J Shields (Clerk), Mr David Newcombe (President of Bredon Star Rugby Club), Cllr Mr Adrian Hardman (District and County) and two members of Bredon Football Club.

Mr David Newcombe addressed the council, report attached.

1. Apologies For Absence.

Apologies were received and accepted from PCSO Steve Tinkler.

2. Declaration of Interests.

Cllr's were reminded to update their Register of Interests with Wychavon.

Cllr Handy declared a DPI in item 14 (a) vii as his wife owns the cattery.

Cllr Darby declared a non-prejudicial ODI in item 14 (a) iv as he is a neighbouring farmer and in item 14 (c) (Cheltenham Road appeal) as a neighbouring farmer and as a governor of Kemerton Conservation Trust

a) To Consider Application for Dispensation.

Cllr Norman left the room.

The council agreed to allow Cllr Norman to remain in the room and to partake in any discussions around the football club and the playing field until April 2015.

Cllr Norman re-entered the room.

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 6th October 2014.

The minutes having been previously circulated were agreed and signed as a true record.

4. Finances.

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

PC – Theocus £288.00, Parish Mag Advert £40.00, Photo Competition I Shiels £50.00, A Shiels £50.00, Poppy Appeal £20.00.

VH – CW Hygiene £480.00, and £13.10, Parish Mag Advert £40.00, Ladder £53.29, D Rosser £16.00 and J Lomasney £205.14.

b) Financial Report.

Financial report was presented to the council.

It had been brought to the clerk's attention that there was an error in the water rate bills sent out, credit notes have been issued and new invoices sent out.

The finance group had met on the 27th October and overall the accounts are in good order.

Concerns

Amount of money in the Bank, partly due to New Homes Bonus Money being held.

Expected legal fees for leases (request with solicitors to conform fees incurred to date but currently unbilled).

Possible barrister fees for planning applications.

Areas to resolve

Insurance costs and ability to recharge to clubs (or reduce cover)

Grass cutting costs and contract for 2015

Village Hall income reduction after loss of income from rugby club functions

5. Update On The Fire Exit At The Rear Of The Chandler Room.

Cllr Falvey had consulted with local builders, who recommended that the current stairwell be modelled. Cllr Falvey to acquire three quotes.

6. Update On The New Homes Bonus Applications.

The council discussed the various points raised by Mr Newcombe, the council is happy that the process carried out in this instance was correct.

The three applications that had been re submitted were discussed and the council felt that further information was required. Clerk to inform all applicants accordingly.

7. To Discuss Wheelchair Access To The Village Hall.

The council agreed to ask Mr T Spry to carry out the work as his quote was the best value as he had carried out the initial work. Cllr Sly to inform and supervise the work.

8. To Consider Terms Of Reference For Signage In The Parish.

The terms of reference had been circulated and various comments were made and addressed, the document will be titled 'Guidance for Signage in the Parish'. The document would be further amended by Cllrs Rhodes, Woodward and Darby and circulated for approval.

9. Update On The Purchase Of A Projector and Sound Equipment For The Chandler Room.

Waiting for one more quote, deferred to the next meeting.

10. To Discuss Playing Field Maintenance.

The council agreed to fund up to a maximum of £2,700.00, on a pro rata basis of a contribution of 10 % of the total cost from BPCR, for the most important items to be carried out as highlighted by the playground report. Cllr Sly to report to BPCR.

The council agreed for Cllr's Falvey, Norman and Sly to draft in consultation with BPCR a five year plan for future maintenance for the playing fields and equipment, identifying costs and sources of funding.

11. To Consider The Football Clubs Application To Extend The Football Club.

The council expressed concerns about the proposal, including possible negative impacts on its own property assets, and possible negative impacts on the community. It was agreed that a site visit along with a detailed examination of pros and cons should undertaken.

12. To Discuss Placing The Playing Fields In Trust.

After the council made the decision to place the fields in trust, the advice received from the solicitor during the renewal of the leases process makes this impossible, however the council is in the process of looking at other ways of safe guarding the future of the playing fields.

13. Correspondence For Information.

Mr Rogers was disappointed that he had not been consulted over the locking of the Jubilee car park, he had removed the re cycling sign.

Clerk to respond to the E Mail regarding signage as discussed.

Cllr Handy volunteered to complete the Wychavon Street Trading consultation on behalf of the council.

There had been a breakdown of communication between the village hall and a user, regarding a booking which had been advertised, the council agreed to reimburse half the printing costs £60.00.

14. Planning.

a) For Consideration.

i. W/14/02006/LB - 1 Avondale Cottages, Church Street, Bredon.

The Parish Council supports this application. The removal of paint from Cotswold stonework is supported by a number of policies in the Bredon Village Design Statement (adopted as a Local Information Source by Wychavon District Council in July 2011).

ii. W/14/02116 The Cedars, Westmancote, Bredon, Tewkesbury, GL20 7ES

Erection of single storey extension to provide utility and garden room

The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application

iii. W/14/02224/PP - 8 Station Villas, Main Road, Bredon.

Change of use from mixed retail A1 and light industrial B1 to Beauty Salon.

The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.

iv. W/14/01942/PN - Land off, Brookfield Lane, Bredons Norton. Erection of 18m x 6.5m polytunnel. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.

v. W/14/02243/PN - Gellesters Farm, Tewkesbury Road, Bredons Hardwick.

Proposed agricultural building for general purpose agricultural storage and livestock housing The PC objects to the proposal – While we have no objection in principle to the erection of an agricultural building at Gellesters Farm, we object to the proposed location of the new farm building. We believe there is a more suitable alternative site immediately to the west of the existing group of buildings on the site. This alternative location is outside the EA flood risk zones, and would give rise to a much reduced landscape impact.

- Local Plan Policy ECON7 6.4.9. states new agricultural buildings "will be required to be acceptable in the landscape in terms of their siting, size, scale and design... The siting of works, structures and, in particular, buildings is of prime importance... Skyline sites should be avoided and landscape features and landforms should be utilised to reduce visual impact... A landscaping scheme will frequently be required to accompany proposals that should help 'knit' buildings or works into the surrounding landscape." The proposal is in a skyline site which is prominently visible both from the river Avon corridor, and from Tewkesbury Road.

- The Design and Access statement submitted by the applicant states that the south east side of the building (fronting Tewkesbury Road) "will be underneath an existing tall and established hedgerow, which will shield all view of the building from the road and the eastern side of the site." However, this hedgerow has been allowed

to become overgrown and has begun to thin out at its base. In order to provide a visual barrier, it will need to be coppiced or laid, and maintained at a height of no more than 3 metres. The proposed ridge height at the higher end of the building is 8.35 metres. The hedgerow will not therefore provide an adequate screen for the building in the medium and long term.

- The proposal will adversely affect the landscape character of an important section of open countryside which currently separates Tewkesbury and Bredon's Hardwick. In this respect, the proposal does not satisfy policies ENV1 or SUR1, SWDP 2 A iii and SWDP 21:Design. It will greatly increase the negative impact of the existing group of farm buildings, and will permanently interrupt important long distance views over the Avon and Severn vales. Currently these views occur either in winter time when the hawthorn hedge is not in leaf, or via the gaps at the base of the hedge. It is expected that these views will become of greater importance in the medium and long term, as the hedge will either be brought back into traditional management and reduced in height, or else allowed to grow thinner at the base.

- A planning condition should be attached to any permission, whereby Permitted Development rights are suspended for the conversion of the existing barns within the application site to non-agricultural uses.

- vi. W/14/01852/PP - Laburnum Cottage, Main Road, Bredon, Tewkesbury. Two storey rear extension plus other internal alterations. Following the latest amendments to the drawings readjusting the roof lines and leaving the Piggery roof unaltered, and in addition the change in surface materials to Cotswold stone, the Parish Council feel on balance the improvements enable the withdrawal of the earlier objections.
- vii. W/14/02312/PN - Ridgeway Bank Nurseries, Eckington Road, Bredon. This application was discussed by the whole council; Cllr Handy left the room and took no part in the discussion. Alteration of position of approved replacement cattery building approved under reference number W/14/00622/PN. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal. This response is a general observation and should not be taken as objecting to or supporting the application.
- viii. 14/02273 Land at, Tewkesbury Road, Bredons Hardwick. Proposed agricultural building for mixed use as livestock accommodation and general purpose storage, and lean-to to cover livestock handling system. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal; however, we request that a planning condition be attached to any permission granted, whereby Permitted Development rights are suspended for the conversion of any of the existing building to non-agricultural uses. This response is an observation and should not be taken as objecting to or supporting the application.

b) Decided By Wychavon.

Approved.

W/14/02116/PP - The Cedars, Westmancote, Bredon

W/14/01967/LB - 2 Avondale Cottages, Church Street, Bredon

W/14/01715/PP - Bredon Manor, Main Road, Bredon.

Withdrawn.

W/14/01963/OU - Croft Farm Leisure and Water Park, Tewkesbury Road, Bredons Hardwick.

c) Update On Developments In Bredon.

The council, minus Cllr Woodward, agreed for the planning group to continue to organise the council response at the Planning appeal for Cheltenham Road.

15. Progress Reports For Information.

a) Clerk. (Report Circulated)

Previously circulated.

b) Bredon Village Hall.

The cooler behind the bar is broken, a local refrigeration man will come to repair.

Kitchen roof has at long last been repaired.

The curtain rail in the old hall, has not yet been repaired, numerous attempts have been made to arrange a date.

c) Bredons Norton Village Hall.

No meeting had been held.

d) County and District Councillor.

Hopefully the flooding at Queensmead will be addressed in January.

Broadband in Bredon is due to be updated in late 2015 early 2016, despite the councillor's endeavours to bring this forward.

Highways will be carrying out drainage work in Westmancote to alleviate the problem of running water before the winter.

The councillor pledged £2,500 from his budget toward the Dock project.

e) New Homes Bonus 2013/2014. (Inc. Clerks Report.)

f) Leases.

Football Club – Ongoing.

Tennis Club – a meeting is due to be held.

g) BCPR.

As above.

h) Westmancote Bus Shelter.

Materials are being sorted to repair the roof, the council agreed for the seat to be replaced.

i) Bredons Hardwicke Bus Shelter.

Further work than first thought is required, Cllrs to visit the site.

j) Parish Magazine

Fields in Trust, PACT, Signage.

16. Councillors Reports and Items For Future Agenda.

Precept,

17. Date Of Next Meeting.

Monday 1st December 2014.