

# Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 13<sup>th</sup> April 2015 at 7.15pm.

Present: Mrs Gail Whiting, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy (Chairman), Mr Declan Shiels and Mr Andrew Rhodes.

In Attendance Ms J Shields (Clerk).

## 1. Apologies For Absence.

Apologies were received and accepted from Cllr's Palmer, Bird, Sly, Woodward and Hardman (District and County).

## 2. Declaration of Interests.

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

## 3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 2<sup>nd</sup> March 2015.

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 KR Associates £4800.00, Packwood Printers £73.20 and £92.00, Cox and Hodgetts £2160.00 Football Club and Cox and Hodgetts Tennis Club £2160.00, CPRE £36.00, Worcs CALC £806.85, Pippins £60.00, AMG Darby £142.50, Lengthsman £308.00, R Foxen £100.00, Clerks Expenses £15.67.

VH CW £180.00 and £29.93, Chimney Man £160.00, A Snow £29.43, J Lomasney March £399.52, C J Booth £192.89, Kim Comm £5,454.00, J Hastings £1,975.00, K Hawker £1,975.00 and HMCR £10.00.

### b) Financial Report.

The following remittances had been received:-

Lengthsman (Jan) £195.00

VH Bar - £1,262.50, Hall £4,189.62.

Financial report was presented to the council.

### c) Waste Bins.

Deferred.

### d) Application for Rural Rate Relief.

The council agreed to support the application no 500000742 and a cheque for £6.14 was raised.

### e) Spraying of Playing Fields.

The council agreed to the spraying of the fields.

### f) Changes to Bank Standing Orders.

The council agreed to the changes to bank standing orders.

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

A safety inspection had been carried out on the hall, which had previously been presented to the council.

The clerk to notify Jo Lomasney of the measures that are needed to be implemented immediately: the kitchen door and shutters should remain closed.

Clerk to order necessary notices.

Cllr Falvey will acquire a quote for an emergency pull cord for the disabled toilet, and for the Exit door at the NE corner of the hall to be altered to fit properly.

Opaque plastic to be placed on the glass of the Jubilee Room Fire doors and the curtain to be removed.

The Chandler room fire exit is on going.

#### **6. To Discuss Memorials Within The Parish.**

Clerk to write to BCPR and all the clubs to ascertain if there are any places a bench would not be suitable. Clerk to ask Mr Jaynes for a picture of the proposed bench.

Item to be on the next agenda.

#### **7. To Consider The Village Hall Becoming A Charitable Trust.**

Deferred.

#### **8. Correspondence For Information.**

- E mail from a Vallenders Road resident: Clerk to respond to the sender, pass on to Cllr Hardman.  
The covenant states that the play area in Cherry Tree can only be used as a 'toddlers' play area.
- A letter had been received from a resident adjoining one of the village hall car parks, this will be an agenda item for the next meeting, before then several avenues as discussed will be pursued.
- Clerk to report an uneven footway outside 70, 72 and 74 Blenheim Drive.

#### **9. Planning.**

a) For Consideration.

I.W/15/00368/PP - White House, Kemerton Road, Westmancote. Conversion of garage to form study with first floor storage over. Erection of porch. The Parish Council objects to the proposal as currently submitted. Bredon Parish Council would prefer that the extension was located to the rear of the property where impacts on the street scene and neighbouring property would be reduced.

The current proposal would interrupt the building line, by being the only double-height structure protruding forwards of the building line in the row of houses. This is contrary to the Wychavon Residential Design Guide SPD paragraph 5.42.

We share the concerns of the resident of the neighbouring property Wayside. He notes that because the proposed extension is to the south-east of his property, it would block out natural daylight during the morning, particularly during winter when the sun is low. Although the proposal appears just to satisfy the 45 degree rule set out in paragraph 5.54 of the RDG, it is two storey and would therefore reduce the amount of natural daylight reaching the bay window at the front of Wayside.

II. W/15/00800/PP - 2 Blenheim Drive, Bredon. Single storey extension to front. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal, however due to the prominent position of the property we would have preferred the sloping roof line of the porch to be maintain across to the garage rather than the flat roof design proposed.. This response is a general observation and should not be taken as objecting to or supporting the application.

III. W/15/00381/PP - The Milk Barn, Rectory Lane, Bredons Hardwick. Single storey extension on garage to create a workshop. The Parish Council objects to the proposal. Bredon Parish Council notes that the proposed new workshop is some 60 metres outside the development boundary, and therefore does not satisfy WDLP policy ECON6 (Employment opportunities adjacent to development boundaries of villages). The proposal is not capable of conversion without extension, and is therefore not compliant with RES7(b) (Conversion of existing buildings outside defined development boundaries to non-residential uses).

We are particularly concerned to prevent the proposal from acting as a stepping stone to future stand-alone residential premises. Bredon's Hardwick is a Category 4b Village in the emerging SWDP, and therefore has a low/medium level of public transport provision and low services / facility provision. Under the SWDP, it is not considered a sustainable location for new housing. Residential development at this location would also conflict with the Bredon Village Design Statement and the emerging Bredon Neighbourhood Plan (which encompasses Bredon's Hardwick).

If the proposal is permitted, we would ask that various planning conditions are attached, requiring that the workshop can only be used in association with The Milk Barn; requiring that it is not converted into a separate residence; and removing permitted development rights.

IV. W/15/00458/PP - The Stables, Back Lane, Bredon, Tewkesbury, Erection of shed. 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/15/00046/CU - Land Rear of, 1 Box Cottage, Watery Lane, Kinsham. Change of use of agricultural land, creation of hardstanding for agricultural machinery and domestic vehicle use. Use of barn for both agricultural and domestic purposes (retrospective).

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.

VI. W/15/00403/LUE - Millstone, Eckington Road, Bredon. Bredon Parish Council declares a related party interest, as it has regularly contracted the applicant for tree and landscaping work. In the current situation we understand that the occupant is or has been employed primarily in horticulture, and therefore satisfies the agricultural occupancy condition. Bredon Parish Council therefore sees no need to lift the condition.

VII. W/15/00727/PP - Brook House, Dock Lane, Bredon. Extension and alterations to dwelling - private residential. 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.

b) Decided By Wychavon.

Approved.

W/15/00280/CU - Millstone, Eckington Road, Bredon

W/15/00273/PP - Wayside, Kemerton Road, Westmancote.

W/15/00458/PP - The Stables, Back Lane, Bredon.

Withdrawn.

W/14/02862/PN - Tudor Cottage, Manor Lane, Bredons Norton

Appeal

W/14/02617/LUP - Home Farm, Manor Lane, Bredons Norton,

Appeal dismissed

Ref APP/H1840/W/14/2228950: Lampitt House, Lampitt Lane, GL20 7HB

c) Update on Developments In Bredon.

Awaiting the outcome of the appeal.

d) Neighbourhood Plan.

A meeting is to be held on the 15<sup>th</sup> April 6.00-9.00.

Cllr Handy on behalf of the council and the parish would like to thank Cllr's Palmer and Darby for their time and tremendous effort at the Tewkesbury Road Appeal.

**10. Progress Reports For Information.**

a) Clerk. (Report Circulated)

b) Bredon Village Hall.

The ceiling in the entrance hall has been replaced and the entrance repainted.

The new projector and sound system is working.

c) Bredons Norton Village Hall.

No report.

d) County and District Councillor.

No report.

e) New Homes Bonus 2013/2014 and 2014/2015. (Inc. Clerks Report.)

Materials for the dock wall have been ordered and are on a six week delivery.

f) Leases.

On going.

g) BCPR.

No report.

h) 106 Monies.

i) Social Media and Parish Magazine.

Huge thank you from the parish to Cllrs Palmer and Darby for their time and efforts at the Gladmans Appeal.

Speeds checks have taken place in Kinsham.

Nine seats have been elected unopposed and the three vacancies will be advertised for co option.

**11. Councillors Reports and Items For Future Agenda.**

Cllr Handy on behalf of the council and the parish offered huge thanks to the outgoing councillors, Gail Whiting, Andrew Woodward and Stuart Bird, for their dedicated services to the parish.

**12. Date Of Next Meeting.**

Annual Parish Meeting 20<sup>th</sup> April 2015.

Annual Parish Council Meeting 11<sup>th</sup> May 2015.