

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 2nd February 2015 at 7.15pm.

Present: Mrs Alison Palmer, Mrs Gail Whiting, Mr Stuart Bird, Mr Matt Darby, , Mr Phil Handy (Chairman) , Mr Declan Shiels, Mr Andrew Rhodes and Mr Rob Sly.

In Attendance Ms J Shields (Clerk).

1. Apologies For Absence.

Apologies were received and accepted from Cllr's Mr Kevin Falvey and Mr Andrew Woodward.

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 5th January 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 Newsquest (Advert for grass cutting) £107.16, Seven Trent Water (Clubs) £519.73, No. 5 (one day of Appeal hearing) £600.00, Water Rates £29.49, Lengthsman £264.00, T A Spry £439.00.

VH PRS £693.59, Snow Electrics £77.06, Water Rates £407.49, AMS £416.40, J Lomasney £219.17, D Rosser and E Priestly £200.00.

b) Financial Report.

The following remittances had been received:-

Lengthsman £195.00, Contribution to grass cutting from WCC £875.00.

Financial report was presented to the council.

Clubs have been invoiced for water rates.

c) Westmancote Bin.

Ongoing.

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

To date only one quote had been received.

The council expressed concern as to who would be paying for the modification. The exit was adequate before the siting of the Rugby Club Exit. Clerk to investigate the exit from a safety aspect, Cllr's were asked to visit the site before the next meeting.

6. To Consider Items For 106 Monies.

The parish council has £40, 871.40 left in the 106 allocation from Blenheim Drive; it can be used to buy public open space if the correct covenants are used.

Areas for 106 expenditure are Glebe Field and the Dock.

Cllr Rhodes will explore future additions to the dock such as a boat mooring.

Cllr Shields will explore the possibility of a river crossing.

7. To Discuss Solar Panels On The Village Hall Roof For Bowling Club And Parish Council.

The council was very concerned at the letter received from the bowling club regarding Solar Panels, at the meeting on the 6th October 2014 the item was discussed and the minutes are as follows:-

“The council has mixed feelings regarding solar panels on the village hall complex, from an aesthetic point of view. The council agreed for Cllr Shiels to explore this further with Mr Daniels and to report back to the council.”

Cllr Shiels had tried without success to contact Mr Daniels, he will now try again.

Clerk to contact Mr Daniels and the Bowling Club to ask them not to proceed at the current time.

The council agreed for Cllr Shiels to explore further, the position of solar panels on the roofs within the village hall complex so that they do not impact on the exterior of the building, ie if you were standing in the car park facing the Bowls club, the roof at the rear of the bowls club and the front of the Chandler room.

8. Correspondence For Information.

The council approved the request to place a bench in the parish in memory of deceased residents and suggested the following positions; the Dock, the playing fields or the green area in the centre of Blenheim Road houses.

The council agreed for the luncheon club to have a further cupboard, free of charge.

The council had received an E Mail from a resident regarding parking in Church Street, clerk to inform the resident that it is not within the remit of the parish council and advised them to contact Highways and Cllr Hardman.

9. Planning.

a) For Consideration.

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

The Parish Council is opposed to the application on the following grounds.

1. The application site is sensitive, being partly located within the Cotswolds AONB and partly within the Bredon's Norton Conservation Area, as well as being adjacent to three separate listed buildings (The Old Barnhouse, Tudor Cottage and The Hollies).

2. Furthermore, the site is located outside the settlement boundary as defined in the Wychavon District Local Plan (WDLP) and the emerging South Worcestershire Development Plan (SWDP). The proposal is therefore contrary to WDLP general development policy GD1, and SWDP strategic policy SWDP 2.

3. The Bredon's Norton Conservation Area Appraisal (2006) states that “large gardens and gaps between buildings... are an essential element of and contributor to the rural character of the conservation area.” The proposal fails to preserve or enhance its character or appearance. In this regard it is contrary to WDLP policies ENV12 and RES9a and emerging policy SWDP 6. The application is also contrary to NPPF 17 (Core Planning Principles, bullet 10) which states that heritage assets should be conserved in a manner appropriate to their significance. It also fails to satisfy NPPF paragraph 128, which states that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting.

4. The Design & Access Statement fails to make any reference to the Bredon Village Design Statement (VDS), adopted as a Local Information Source in July 2011. VDS Guideline 6.2.b. states that in Conservation Areas, new development should make use of traditional Cotswold vernacular building styles and details such as windows and doors. Guideline 6.1.c states that development should conserve the special historic character of the parish. Guideline 6.1.k states that new buildings should maintain the tradition of

plot sizes and orientation. Guideline 6.1.m. states that with regard to height, scale and external appearance, new development should use designs and materials in keeping with the street scene and, wherever it would not be out of place, use traditional vernacular forms.

5. The proposed building is not distinctively Cotswold in character, and therefore does not comply with the objectives and policies of the Cotswolds AONB Management Plan 2013-2018. The proposal would negatively affect the setting and natural beauty of the AONB and would therefore be contrary to NPPF 115, which requires that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. In this regard, the application also fails to satisfy WDLP policy ENV2 and emerging policy SWDP 23, as well as VDS Guideline 6.3.c.

6. Bredon's Norton has been designated a Category 4A village under the emerging SWDP, with poor services and no public transport provision. By any measure, it must be considered among the least sustainable locations for new housing. The application is therefore contrary to NPPF 17 (Core Planning Principles, bullet 11), which seeks to manage patterns of growth to make the fullest possible use of public transport, walking and cycling. It also fails to meet the sustainable transport requirements set out in NPPF paragraph 35.

ii. W/14/02487/PP - 2 Hillview Cottages, Watery Lane, Kinsham. Alterations to original.

iii. W/15/00046/CU - Land Rear of, 1 Box Cottage, Watery Lane, Kinsham. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal; however, in the event of Wychavon approval we would request a restriction on the use of the barn forbidding any habitation. This response is a general observation and should not be taken as objecting to or supporting the application.

b) Decided By Wychavon.

Approved by Wychavon

W/14/02717/PN - Norton Park, Manor Lane, Bredons Norton.

W/14/02742/PP - 12 Cherry Orchard, Bredon.

Refused by Wychavon

W/14/01378/PN - Land adjacent Inshallah, Manor Lane, Bredons Norton

c) Update On Developments In Bredon.

Tewkesbury Road Appeal Public Inquiry.

A barrister has been engaged.

The statement of case has been submitted.

All proof of evidence has to be submitted by the 11th February 2015.

A quote of £3,200.00 had been received for professional advice, the council agreed to proceed.

d) Neighbourhood Plan.

Cllr's Palmer and Darby joined the group immediately, as much of the work overlaps with the appeal.

The council agreed to spend £7,000.00 on this essential project.

The first public consultation will take place on the 13th February led by Cllr Palmer, this will involve a 'Drop in session' in the village hall, and two advertisement banners will be placed in the village, with posters and flyers distributed.

10. Progress Reports For Information.

a) Clerk. (Report Circulated)

b) Bredon Village Hall.

Cllr Shiels has arranged a meeting with the committee of the Village Hall in Toddington.

- One estimate had been received for the entrance to the village hall, further details are required.
- c) Bredons Norton Village Hall.
 - d) County and District Councillor.
 - e) New Homes Bonus 2013/2014. (Inc. Clerks Report.)
The planting of the fruit trees- contact has been made with various agencies to insure that there are no cables or pipes in the chosen places. Due to other council commitments, councillors are now unable to plant the trees, Clerk to obtain quotes for planting.
 - f) Leases.
On going, no statement of accounts has been received.
 - g) BCPR – Update on Maintenance Agreement.
Cllr Sly to ask for a written response to the proposed maintenance agreement.
 - h) Grass Cutting.
Tender had been advertised and four applicants have been given the documents for return before the next meeting, Cllr Sly, the Clerk and other members of the group will open the tenders and award the contract for ratification at the next meeting.
 - i) Signage in the Parish.
On going.
 - j) Police Report.
*We are unable to attend the next meeting on Monday.
We would like to report several crimes to you.
Public order offence - 1/1/15
Stolen Number plates of a vehicle - 11/1/15
House Burglary - 14/01/15
House Burglary - 16/01/15
Gate lock has been broken after someone entering a garden without permission - 17/01/15
Criminal Damage to a commercial property - 21/01/15
Hanging basket stolen - 25/01/15
Theft from outbuildings - 28/01/15
Theft from insecure motor vehicle - 28/01/15
Theft of outboard motor from an insecure shed - 29/01/15
We currently do not have any other issues to report but would like to take this opportunity to put you at ease with this amount of crimes. We have increased patrols in the area at all time of the day and have been speaking to residents about self help security advise.
Please let me know if the Parish have any concerns and I will get back to you.*
 - k) Social Media and Parish Magazine.
Items to include:- Public Consultation, Police report, Planning appeal decision at Cheltenham Road, grass cutting.

11. Councillors Reports and Items For Future Agenda.

To Ratify The Grass Cutting Tender For Summer 2015.

Solar Panels update.

To Consider Renewing The Grazing Agreement For The Glebe Field.

To Discuss The Continuation Of The Lengthsman Scheme.

12. Date Of Next Meeting.

Monday 2nd March 2015.