

Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 5th January 2015 at 7.15pm.

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

In Attendance Ms J Shields (Clerk) and Mr Chris Kilgour.

The council paid its respects to a former long serving councillor John Masters who had recently passed away.

1. Apologies For Absence.

Apologies were received and accepted from Cllr's Mrs Alison Palmer and Mr Adrian Hardman (District and County).

2. Declaration of Interests.

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

Cllr Darby declared a non-prejudicial ODI as a neighbouring farmer, item no 11a (iv).

3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 1st December 2014.

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

4. Finances.

a) Invoices To Be Paid.

The following cheques were agreed for payment:-

PC RPK £360.51, No 5 £4,200.00, WCC £6,000.00, Wychavon Dog Bin Empty £89.17, SI Cleaning and Maintenance Ltd £340.00, T A Spry £2,212.00 and S Gwilliam £308.00.

NHB AT Computers £262.80, Wesco £111.48,

VH C W Cleaning £43.79, HMNRC £30.00, D Rosser £84.00, J Lomasney £267.06.

b) Financial Report.

Financial report was presented to the council.

c) Water Bills.

The council agreed to alter the percentage of surface water charged to each club as a consequence of recent building works.

d) The council agreed to ask Mr Spry to repair the fence bordering Mostyn house in the car part opposite the village Hall.

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

To date only one quote had been received.

6. To Consider Items For 106 Monies And Appoint Councillors To Pursue This On Behalf Of The Council.

The council agreed for the planning group to look into 106 monies, for a trial period.

Clerk to find out the exact amount available for the next meeting and to whether the money can be used to buy open space.

7. To Agree the Precept for 2015/2016.

The council agreed to keep the Precept at the same rate per band D household, having received the grant information from Wychavon. Due to the increase in dwellings this will mean a slight increase in the amount the parish receives.

8. To Consider “No Dog Signs” for the Playing Fields.

The council agreed to purchase two further signs for pedestrian entrances to the playing fields.

9. Correspondence For Information.

The chairmen will E mail various photos of the parish to all councillors, to comment on suitability for printing and placing in the village hall.

Resignation of Mr Andy Norman had been received, Clerk to notify Wychavon, as the elections are taking place in may the council will not be co opting.

10. To Consider Replacing Bins At Bredons Hardwicke and Westmancote.

Wychavon have very kindly replaced the bin at Bredons Hardwicke Bus Shelter FOC.

Clerk to ask Mark Farey to look at the bin at Westmancote to see if can be repaired.

11. Planning.

a) For Consideration.

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

Bredon Parish Council recognises that there was widespread community support for the single dwelling approved under permission W/13/00667/PN. However, the circumstances of this application differ in a number of key respects, giving rise to strong community opposition to the current proposal.

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

The quality of the design poor, and does not meet a number of the requirements set out in Wychavon’s Residential Design Guide SPD. For example, paragraph 3.28 states that “development in Conservation Areas will require a thorough understanding of the local context and this should be addressed in the Design & Access Statement”. Paragraph 3.39 states that “Through the use of common materials it is possible to create harmony with existing old buildings and the street scene whether this is part of a contemporary or more traditional design.” Paragraph 3.40 states “There may also be some circumstances where traditional designs need to be followed very carefully, this can be the case in conservation areas or with extensions to listed buildings.” Paragraph 5.14 states that while “characteristics and their combination vary between settlements, in all rural areas it is particularly important to avoid development with an urban or suburban character that incorporate features such as repetitive house designs.” Paragraph 5.2 states “New development should appear and function as an integral part of the area by taking account of and working with the landscape and built form as well as local construction techniques and use of materials. Features such as street alignments and widths, boundaries, building lines, building form, roof pitches, patterns of windows and doors and smaller building details such as eaves courses are all important in defining character and local distinctiveness. The starting point for every development is a detailed understanding of the particular qualities, characteristics and constraints of the site and its wider setting.”

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.” It further states that “The use of building materials in the Conservation Area reflects what would have been locally available at the time.” The applicant’s Design & Access Statement fails even to mention the Appraisal, and fails to take account of the essential character of the Conservation Area. In its use of materials, position on the plot and density 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.

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 materials, building styles, and details such as windows and doors should be used. 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.

The application site is in an elevated and prominent setting within the Cotswolds AONB. 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.

Under the WDLP, the application site has been designated Open Space (COM13). The proposal is therefore contrary both to this policy, and to national policy NPPF paragraph 74, which states that existing open space should not be built on unless an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. The site has been designated Local Green Network on the SWDP Policies Map, and the proposal also conflicts with emerging policy SWDP 38.

The proposal site is demarcated as traditional orchard in the Bredon’s Norton Conservation Area Appraisal. Although the trees are in an overgrown and neglected condition, they still meet the definition of Traditional Orchard, a Priority Habitat under the UK Biodiversity Action Plan. An Arboricultural Survey (March 2013) by Tree King, which accompanied the planning application W/13/00667/PN, identified a number of orchard trees on the site. However, the survey only covered the northern part of the site. The current application would result in the loss of a grouping of orchard trees located close to the southern boundary. The proposal is therefore contrary to VDS Guideline 6.1.h relating to the loss of traditional orchard.

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/14/02438/PP - 1 Box Cottage, Watery Lane, Kinsham. Withdrawn.

III. W/14/02487/PP - 2 Hillview Cottages, Watery Lane, Kinsham. The Parish Council is not aware of any strong planning policy grounds for objecting to the proposal, however, we feel the UPVC windows are out of character and would appreciate a change to something more in keeping with a listed building. This response is a general observation and should not be taken as objecting to or supporting the application.

IV. W/14/02681/PP - Round Bank House, Lampitt Lane, Bredons Norton.

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

AONB's are nationally important landscapes. Within AONB's one of the main purposes of the planning system is to ensure that any changes conserve and enhance the natural beauty of the landscape. The proposed alterations and extensions of this application are in no way subservient to the original building and not in keeping with the surroundings. The various extensions are overly large on all elevations and the extensive use of glass and balconies are out of character with the overall settings of the AONB.

Due to the exposed position of this property within the AONB, the overall visual impact is very important. The proposed alterations would change a well-established property, formerly very sympathetic to its surroundings, into an obtrusive development which seeks to introduce alien elements into the AONB landscape in which it stands.

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

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

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 by Wychavon

W/14/02312/PN - Ridgeway Bank Nurseries, Eckington Road, Bredon.

W/14/02273/PN - Land at, Tewkesbury Road, Bredons Hardwick.

Withdrawn.

W/14/02438/CU - 1 Box Cottage, Watery Lane, Kinsham, Tewkesbury
Appeal

W/14/01706/PN - Lampitt House, Lampitt Lane, Bredons Norton, Tewkesbury.

The council agreed to delegate the planning group to comment on the appeal.

c) Update On Developments In Bredon.

The council and the parish would like to thank Alison and Matt for their efforts at the Cheltenham Road Appeal Hearing; it was an immense amount of work.

The council unanimously agreed to fully support the planning group in the forthcoming Tewkesbury Road Appeal Public Inquiry, and for the parish council to register as a 'Rule 6 Party'.

To instruct Nina Pindham as its barrister.

To engage professionals to carry out various surveys and represent the council at the hearing.

For a £20,000.00 spending at this moment in time.

CLLrs Palmer and Darby to be delegated to act on behalf of the council.

Neighbourhood Plan. A sub group consisting of Cllrs Sly, Rhodes, Woodward, Handy and Whiting will proceed with the next stage of the plan until the end of March, Cllrs Darby and Palmer will then join. The group to be chaired by Cllr Woodward and Cllr Darby will be the secretary.

Cllr Sly to investigate the next stage.

Clerk to contact other councils either in the process or completed to ask for advice.

12. Progress Reports For Information.

a) Clerk. (Report Circulated)

b) Bredon Village Hall.

The council is still waiting for quotes for the entrance Hall, the ice machine is now working, however the cooler will have to be replaced, Cllr Falvey to progress this item.

c) Bredons Norton Village Hall.

No report.

d) County and District Councillor.

No report.

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

The Dock project, due to weather constraints will be carried out in the spring.

Bredon in Blossom is awaiting confirmation of sites.

f) Leases.

A meeting had been held with the tennis club and the lease should now progress. Chairman to contact the solicitor.

Clerk to obtain an up to date statement of accounts.

g) BCPR.

No report.

h) Social Media.

Twitter and Facebook will go live at the end of this month, with the same information as in the parish magazine.

i) Parish Magazine.

Date and requested information of Tewkesbury Road Appeal.

Precept.

No dogs on the playing field signs.

Short piece on John Masters.

13. Councillors Reports and Items For Future Agenda.

Suitable memorial for Mr John Masters.

Grass cutting tender for 2015-2016.

Solar Panels.

Update on Maintenance agreement with BCPR.

Update on Signage in the Parish.

Update New Homes Bonus Money from 2013-2014.

14. Date Of Next Meeting.

Monday 2nd February 2015.