

# Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 5<sup>th</sup> October 2015 at 7.15pm.

Present: Cllr's Mrs Diane Kemple, Mrs Alison Palmer, Mr Richard Coghlan , Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy (Chairman), Mr Mike Johns, Mr Andrew Rhodes, Mr Ian Rowland-Hill, Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

In Attendance Ms J Shields (Clerk), Mr Alan Newell, Mr Robin Williams and Ms C Rout and Mr Andrew Billings.

Mr Newell outlined his planning application.

Ms Rout and Mr Billings (Newland Homes Limited) presented their planning application for Oak Lane to the council.

The council will be holding a special meeting.

## 1. Apologies For Absence.

## 2. Declaration Of Interests.

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

Cllr Darby registered an ODI in item 9 as a Governor of the Kemerton Trust.

## 3. To Consider The Adoption Of The Minutes Of The Meetings Held On The 7<sup>th</sup> September 2015.

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

## 4. To Consider The Parish Councils Use Of IT. (Website).

The council agreed to pay £400.00 set up costs for a 'Website' to be created by 'miniintro', and for an advisory committee, consisting of Cllrs Shiels and Sly and Mr C Palmer, to be formed to progress the site.

A draft will be brought to the council for approval before it goes 'live'.

The administration of the site has yet to be determined; Cllr Shiels will approach other site administrators in the parish.

## 5. To Consider the Approval of the Neighbourhood Plan.

The council confirmed that the Bredon Parish Neighbourhood Plan Committee was an advisory committee under the description set out in CALC's Update of 28 July 2015.

The council agreed to accept the draft version to be passed to Wychavon for public consultation.

The council agreed that the Pre-Submission Version of the Neighbourhood Plan which had been circulated to councillors on 29 September 2015 would form the document on which parishioners, Wychavon, statutory consultees and local stakeholders would be consulted.

The chairman thanked Cllrs Palmer and Darby for their contribution.

## 6. Finances.

### a) Invoices To Be Paid.

The following cheques were agreed for payment:-

PC – Play Group (NHB) £208.18 and £13.99, rCOH £1,200.00, S Gwilliam (Lengthsman) £315.50, BCPR £67.92, Clerks expenses £30.49.

VH – CW Hygiene £163.09, J Lomasney £324.45, D Rosser£84.00 and HMCR £29.00.

b) Financial Report.

Financial report was presented to the council.

The following Remittance was received:-

Bowls Club Rent £2,000.00.

## **7. To Review The Councils Risk Assessment.**

Cllrs Falvey and Sly had carried out a risk assessment of the playing field, using the recent Wychavon and PCPR reports, the council agreed for Mr Price (BCPR) to order the parts needed for the kickwall and Mr Spray to be asked to remove the stump and weed around the benches.

## **8. To Discuss Fields in Trust.**

Deferred.

## **9. To Consider New Homes Bonus Applications 2015-5016.**

Six applications had been received; The Outward Bound Association, The Lunch Club, Alms Close, the church rooms and Kemerton Conservation Trust will be submitted in one application to Wychavon.

The football clubs application was rejected, the following cllrs wanted it minuted that they abstained from voting, Falvey, Darby and Palmer. Clerk to inform all applicants.

The council will discuss ways of attracting more applicants, reconsidering applications turned down in previous years and projects run by the council itself at the December meeting.

## **10. To Discuss The Tree Report.**

The tree report supplied by Mr D E Wenczek was circulated to all councillors and quotes had been obtained for work to be carried out.

The council agreed for the following work to be carried out by Theocus Arboriculture Ltd, The common lime in Brasenose Road to be lift pruned by 2m and to have the ivy removed.

Silver Maple at the entrance to the Jubilee Car Park is to be felled.

Orchard Apple and two rowans outside the village hall are to be felled.

The Silver Maple at Brasenose, the council is hoping that highways will remove this tree, if not it will be undertaken by the council.

## **11. Correspondence For Information.**

Western Power will be under taking works on the playing field around the power lines.

The council agreed to have The WDC Diamond Jubilee award as an agenda item for the next meeting.

## **12. Planning.**

a) For Consideration.

- I. 15/02411 Michaelmas Cottage, Main Road, Bredon, Tewkesbury, GL20 7LT  
First floor rear extension above existing kitchen.

The Parish Council objects to the proposal in its current form, however in the event that the plans were amended to include external cladding to be Cotswold stone to match the original building, we would withdraw our objections. We have no objection to the size and layout of the proposed extension.

- II. 15/02340 36 Orchard Close, Bredon, Tewkesbury, GL20 7NH

Application for Certificate of Lawful Use Proposed for a loft conversion including a dormer window and roof lights.

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. 15/02269 1 Oak Lane, Bredon, Tewkesbury, GL20 7LR

Two storey side and single storey rear extension (amendment to previous planning approval W/12/02689/PP).

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. 15/02394 The Stones, Westmancote, Bredon, Tewkesbury, GL20 7ES.

Single storey rear extension to form garden room. Raised roof and new gables over existing utility and ground floor bedroom to form master bedroom at first floor level. Alterations to south east and north west fenestrations.

The Parish council is not aware of any strong planning policy grounds for objecting to the proposal. The Council would like to note its concern that policies relating to Conservation Areas and listed buildings are properly implemented. We recommend that a detailed assessment is carried out by the Conservation Officer, and that its recommendations should determine the outcome of the application. This response is a general observation and should not be taken as objecting to or supporting the application.

V. 15//02265 Croft Farm Leisure and Water Park, Tewkesbury Road, Bredons Hardwick, Tewkesbury, GL20 7EE Detached 3-bedroom dwelling (to house manager of Croft Farm Water Park.)

The Parish Council objects to the proposal. We believe this application is substantially the same as 14/01963 to which we objected.

b) Decided By Wychavon.

Approved by Wychavon.

W/15/01764/LB - True Blue Farm, Lower Lane, Kinsham

W/15/02008/PP - 47 Hill Close, Westmancote, Bredon,

W/15/02198/PN - Bredon Village Hall, Main Road,

Refused by Wychavon.

W/15/01192/PP - Church Cottage, Manor Lane, Bredons Norton.

Appeal dismissed.

Planning Inspectorate APP/H1840/X/15/3005167: Home Farm, GL20 7EZ

c) Neighbourhood Plan.

See above.

**13. Progress Reports For Information.**

a) Clerk.

Previously circulated,

b) Bredon Village Hall.

Two sets of curtains have come away from their rails.

The defib. had been used,

c) Bredons Norton Village Hall.

d) County and District Councillor.

e) New Homes Bonus, 2013-2014 and 2014-2015.

Work at the dock has started; the play group had submitted two invoices.

f) Leases.

On going.

g) BCPR. Report from Cllr Sly.

I attended the BCPR meeting last night and have the following three points to raise with the PC:

1. Gloucestershire Playing Fields Association will be visiting the Playing Fields "during September" for an unannounced assessment of the facilities in line with previous years (per the email below). Malcolm felt that we might want to inform the sports clubs. When you get back from your break you might like to do this as a courtesy, although of course it will be more than likely that the visit has already taken place. To be honest I don't think it's a big deal either way, but it will be interesting to see how they rate the PF.

2. The issue of dogs on the playing fields raised its regular ugly head again. They have asked me to formally request the PC to enforce the rule, especially during sporting events where it seems to be tacitly accepted that it is okay, and to issue fines for repeat offenders. I think this will probably have to go on a future PC meeting agenda please.

3. Malcolm has indicated to the BCPR committee that he intends to take a back seat "when the time is right" and they are planning to look for new blood to take over the running and to bolster the committee and membership in the coming months. They did debate what might happen if BCPR were to fold, but there was little appetite for that course of action, mainly because of the organised activities which they organise and which attracted upwards of 300 children on some days over the summer.

I have also arranged to meet with Richard Price at last to undertake a detailed analysis of the maintenance requirements for the playing field facilities and equipment. My intention is to create a realistic plan going forward for at least the next five years. I would hope that have something to present to the PC at the November meeting.

h) Grass.

A price will be obtained to include three small area in Westmancote.

i) Memorials.

j) Common Land Register.

On going.

k) To Consider Keep Fit Equipment For The Playing Field.

Agenda for next meeting.

l) Parish Magazine.

Dogs on the playing field, planning, trees.

#### **14. Councillors Reports And Items For Future Agenda.**

No dog signs, Welcome Pack for new residents, Grass.

#### **15. Date Of Next Meeting.**

12<sup>th</sup> October 2015 to discuss planning at Oak Lane.

2nd November 2015.