

BREDON, BREDON'S NORTON AND WESTMANCOTE PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 8th October 2018**.

Present: Councillors: Mr Nick Bradley, Mr Matt Darby, Mr Phil Handy, Mr Mike Johns, Mr Andrew Rhodes, Mr Ian Rowland-Hill (Chairman), Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Cllr Adrian Hardman, Mr Rory Atkins and Mrs Flori Atkins.

1. Apologies for Absence.

Apologies were received and accepted from Cllr Kevin Falvey and Cllr Richard Coghlan.

2. Declaration of Interests.

Councillors were reminded to update their Register of Interests with Wychavon.

Cllr Sly declared ODI's for Item 5 b i and 5 d) i. Cllr Darby declared a non-prejudicial ODI under Item 5 d) i as a farming tenant of a party connected to the application.

3. Adoption of the Minutes for of the Meetings held on Monday 10th September 2018.

The minutes were **approved**.

4. Finances.

a) Invoices to be paid:

Village Hall:

Jo Lomasney	Balance of Wages – August 2018	£176.39
Delta Vector Engineering	Structural Design for Office Extension	£168.00
Darren Rosser	Bar Work – May 2018	£64.00

Parish Council:

Business Supported	Balance of Clerk's Wages – September 2018 *	£879.42
Business Supported	Clerk's Expenses (Mileage)	£26.55
RPK Maintenance	Repair of Bench at The Dock	£40.00
Miniintro	BPC Website hosting & domain name	£49.99
PKF Littlejohn LLP	Annual Governance & Accounts Return 2017-18	£480.00
Packwood Printers	300 x Royal Oak ACV Flyers	£68.00
Kemerton Conserv'n Trust	Playing Fields Rent	£142.50
Greenworks	Grass cutting – September 2018	£1476.00

The above payments were **agreed**.

b) Financial Report:

The September 2018 bank statements and cash book were **approved**.

5. Planning

a) For Information:

- i. 18/01846/HP Huberts Lodge, Manor Lane, Bredon's Norton, GL20 7HB
Single storey extensions to front and rear together with conversion of garage to form granny annex.
The parish council has no objections.
- ii. 18/01170/FUL Bens Hollow, Dock Lane, Bredon, GL20 7LG

Amendment: Change to description to "Additional workshop to the side of the double garage as permitted under 17/01690/HP but not yet built". Additional information 26/9/18 - proposed planting schedule plan. Plus, additional photos submitted. Amended red and blue line plans to remove the wider coppice from the application site 15/9/18. The parish council has made general comments.

- iii. 18/01948/FUL Lampitt House, Lampitt Lane, Bredon's Norton, GL20 7HB
Conversion of existing workshop building to create a single live/work unit - amendments to scheme approved under permission ref no. W/13/01227/P. Variation of condition 6 of planning permission 17/01454/FUL to alter the approved plans to amend the lightwells to provide a continuous one to most of building.
The parish council has no objections.
 - iv. 18/01944/FUL The Haven, Chapel Lane, Kinsham, GL20 8HT
Proposed stables and ménage and change of use to equestrian - as approved under planning permission ref. no. 18/01415 but in non-compliance with condition 2 (to vary list of drawings with new design of stables).
The parish council has no objections.
- b) For Ratification:
- i. 18/00771/OUT Land East of Bredon Road Off Tewkesbury Road, Bredon's Hardwick
Additional information/amendment(s) have been received:
Development of up to 500 dwellings (C3 Use Class) including means of access (two vehicular access points from the B4080 and a pedestrian/cycle access from Derwent Drive) and associated infrastructure and landscaping including provision of formal and informal open space and drainage attenuation basins.
The parish council objects and submitted a detailed response on 3rd October 2018.
 - ii. 18/01286/HP Folly Field House, Bredon's Hardwick Lane, Bredon's Hardwick, GL20 7EE
Convert existing single storey structure on the side elevation of the house to a 2-storey structure and modify single storey entrance structure from flat roof to single pitch roof and replace windows and doors.
The parish council has no objections.
 - iii. 18/01577/HP 1 Avondale Cottages, Church Street, Bredon, GL20 7LA
Changes to the facia and cladding details of the garden shed (Amendment).
The parish council has no objections.
 - iv. 18/01868/HP 18 Cherry Orchard, Bredon, GL20 7HJ
Proposed extensions and alterations to existing domestic dwelling; part demolition of double garage; demolish garden wall and replace with hedge to enclose garden - as approved under planning permission ref. no. 17/01754/HP but without compliance with conditions 3 and 4 (to remove/amend parking facilities requirement and to amend approved landscaping plans).
Withdrawn.
- c) Approved:
- i. 18/01415/FUL The Haven, Chapel Lane, Kinsham, GL20 8HT
 - ii. 18/01631/DEM 1 Carron Farm, Tewkesbury Road, Bredons Hardwick, GL20 7EE
(Permission not required)
 - iii. 18/01521/HP Lower Clattsmore Farm, Eckington Road, Bredon's Norton, WR10 3DE
- d) Cheltenham, Gloucester & Tewkesbury – Joint Core Strategy (CGT JCS):
- i. Mitton Bank Planning Application (18/00771/OUT)
Jonathan Edwards of Wychavon requested the parish council's detailed response by 3rd October 2018 for an unspecified internal meeting the following day. It is likely the developers will require additional time to respond to the issues raised by

Worcestershire Highways. The formal determination period for the application is 26th October 2018, but this is expected to be rescheduled again.

The Mitton Allotments registration as an Asset of Community Value should be a priority.

ii. Hedgerow Restoration

Cllr Sly left the meeting room for this discussion. This presents a dilemma until the ongoing outline planning application outcome becomes clearer. The optimum timeframe for the works would be December to February. It was **agreed** to defer a decision until next meeting with the Clerk maintaining contact with the contractor.

6. Review of Working Groups for the following items:

a) **Transport and Highways** -

It was **agreed** that a working group (comprising Cllrs Bradley, Rowland-Hill, Shiels and Sly) is required to review the various issues and prepare a draft report or study. This would include an overview of what the parish council wants to achieve given future traffic trends in the village (excluding Mitton Bank).

It was also **agreed** to make initial contact with Transport Consultants to critique and/or commission data. Cllr Hardman to be asked for consultant recommendations via Worcestershire Highways.

b) **Byelaws** - Now received from Thomson and Bancks Solicitors and has been circulated to councillors. Due to the significant legal changes in the last couple of years, implementing new byelaws is both complex and a burdensome process. It was **agreed** to defer this item to November, to allow Councillors more time to study the relevant documents and consider associated signage provision.

c) **Administration** - The Chairman commented on the proposed changes to Standing Orders discussed at the September meeting. It was **agreed** that Cllrs Shiels and Cllr Sly will meet with Cllr Falvey to discuss the future of the Parish Website, Social Media, Email addresses, a link from WCC website and produce a report by the end of Q4 2018. This will be an agenda item in December.

7. Section 106 and New Homes Bonus Funding.

Councillors had met informally with Heather Peachey of Wychavon to determine what projects would qualify for funding or not. The Clerk will circulate a consolidated guidance note to all councillors.

8. Obelisk/Mile Marker Refurbishment.

The application for Section 106 monies was rejected so it was **agreed** that the refurbishment should be covered by the repair and maintenance budget.

9. Defibrillators.

With the grant from the National Lottery, the Defibrillator rollout project can commence and defibrillator installations are planned at the following locations: Kinsham - Telephone Kiosk, Lower Westmancote (new door to be ordered) - Telephone Kiosk, Bredon - Queensmead Telephone Kiosk, Bredon's Norton -outside Village Hall and Bredon's Hardwick - Outside The Cross Keys Pub. The purchase and installation of these units is to be supported by the Community Heartbeat Trust, who currently support the defibrillator at Bredon Village Hall. Training and awareness sessions are being planned.

10. Assets of Community Value (ACVs).

Wychavon have advised the Fox and Hounds Inn could meet the criteria for designation as an asset of community value under the Community Right to Bid. The owner of the asset and other interested parties are being consulted. The Localism and Community Funding Advisory Panel will consider our nomination and any comments received when it meets on 21 January 2019 and a decision will be notified at the end of January 2019. The Royal Oak Survey has had over 400 responses.

It was **agreed** that the Mitton Allotments be made a priority for ACV registration.

11. Smartwater Initiative.

Cllr Falvey met the Police Crime Commissioners representative, Mike Simpson, to get advice on how initiate this project. Sessions for distribution and registration of Smartwater are planned for January 2019.

12. Bredon Community Play and Recreation (BCPR).

It was **agreed** to replace the 38 posts in the primary play area at a cost of no more than £1,500.00 and repair the Climbing Frame for £1,720.24.

13. Posting Meeting Agendas on Facebook.

It was **agreed** that agendas for future parish council meetings would be posted on Facebook to widen awareness in the community. The Clerk will forward meeting agendas in Microsoft Word format to enable Cllr Sly to publish.

14. Salt Bins.

It was **agreed** the Clerk would order the three salt bins and one tonne salt bag as approved at the March 2018 meeting and the bins would be located at the new bus shelter by the Village Hall, on the Triangle near Bredon Stores and near the Jubilee car park.

Cllr Hardman will follow up the additional salt bin for Westmancote with WCC Highways.

15. Correspondence for Information.

Cllr Bradley and Cllr Darby will attend the SWDP Briefing for Parish and Town Councils on Tuesday 6th November 2018 at County Hall.

Clerk to contact Deborah Dale of Worcestershire County Council to request information on the organisation structure of WCC.

16. Progress Reports for Information.

a) Clerk:

- David Gray has been offered the vacant Lengthsman position to commence from 1st November 2018.
- The dog bin from Blenheim Drive/Main Road was unrepairable but has now been replaced with a newer model.

b) County & District Councillor:

- The planning application for Bens Hollow is likely to be decided by a Wychavon planning committee.
- WCC are currently seeking legal advice regarding the LEA allocation of funding relating to Mitton Bank outline planning application.
- Pedestrian crossings in the village are being reviewed by WCC Highways.
- There may be footpath repair monies available, which could be used for the Royal Oak to Bredon Lodge section.

- Some ill-informed comments were made on social media relating to the 540 bus service. Although all county routes are currently being reviewed, no decision will be made until April 2019.
 - Village speeding complaints are still being received from residents. Clerk to contact Gerry Brienza about speed signs and potential new locations to site Vehicle Activated Signs.
 - Enquiries to be made at WCC Highways for Transport Consultant recommendations.
 - A draft document drawn up by Gladman Developments suggests the developer wants to build a “garden village”; containing about 3,000 homes off the A38, on fields heading west towards Deerhurst and Apperley and north towards the southern edge of Tewkesbury.
- c) Village Hall.
- The VH Committee will be arranging a meeting in October/November 2018.
 - Development of VH Office Area – the Clerk has written to local builders for quotations.
 - Maintenance – the new replacement water boiler has been purchased and installed.
- d) Police Liaison.
- The team reported two crimes in the last month. A theft from vehicle in Dock Lane and another burglary at the Cricket Club.
- e) Website and Parish Magazine
- The next Parish Magazine, published at end of October, to include planning applications, defibrillators and police report.

17. Councillor’s Reports and Items for Future Agenda.

CALC have circulated details relating to the parish elections to be held in May 2019. Councillors not intending to stand for re-election were requested to notify the Clerk.

18. Date of Next Meeting.

Monday 12th November 2018.

Meeting closed at 9:40pm.

Notes of Public Question Time:

Rory Atkins addressed the parish council as a near neighbour to Ben’s Hollow (Planning Application: 18/01170/FUL) and requested the council’s comments on the revised application including:

- The Garage and Workshop should not become a future dwelling.
- No roof lights, outside lighting, windows or doors permitted facing north or east.
- Pre-existing conditions are upheld (i.e. materials and colours).
- All species of tree, hedges and shrubs to be native supporting a wildlife habitat.