

BREDON, BREDON'S NORTON AND WESTMANCOTE PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 25th February 2019**.

Present: Councillors: Mr Nick Bradley (Chairman), Mr Kevin Falvey, Mr Phil Handy, Mr Mike Johns and Mr Declan Shiels.

In Attendance: Mr Tim Drew (Clerk), Cllr Adrian Hardman, Mr Steven Hanlon, Ms Tracey Fowler, Mr David Taft, Mrs Grizelda Williams, Mr Mark Keating, Mrs Heather Keating, Mr Martin Hird and Mr Michael Hodgson.

1. Apologies for Absence.

Apologies were received and accepted from Cllr Mr Richard Coghlan, Cllr Mr Matt Darby, Cllr Mr Andrew Rhodes and Cllr Rob Sly.

2. Declaration of Interests.

Councillors were reminded to update their Register of Interests with Wychavon. There were no declarations of interest from Councillors.

3. Planning

a) For Consideration by the full council:

Planning Application Consultation 18/02618/FUL Bredon Marina, Dock Lane, Bredon, GL20 7LG

Placement of 6 holiday static homes and 1 residential static home.

Councillors expressed mixed views and were generally comfortable with the business expansion but had serious reservations about the precedent the application would set, especially the impact caravans would have. Also, concerns were raised particularly with potential subsidence of the grass bank and the associated highways and transport issues. Although on a brown-field site, it was felt that the application and plans provided were insufficiently detailed (e.g. levels, distances, groundworks, etc.) and would be more in line with an outline application.

It was **agreed** to object to the application in its current form; raising concerns and requesting more detail, which possibly may be addressed as an amendment or future application.

4. Date of Next Meetings.

Monday 11th March 2019.

Meeting closed at 07:35pm.

Notes of Public Question Time:

Steven Hanlon the applicant outlined his personal circumstances and indicated the six proposed holiday vans would give the village a well-earned boost in tourism; providing a financial benefit not only to himself and family, but also the village.

He denied the application would set a precedent as there have been caravans on Dock Lane since the 1950's. To mitigate the application leading to other planning applications for similar projects, he stated categorically that he would not apply for any further static caravans while he was the owner of Bredon Marina. He also proposed that if planning is granted, a clause could be added that no further applications for other static vans would be considered.

In respect of concerns that extra traffic created would cause a problem with congestion, he suggested that the relatively small percentage increase of cars to the current total would not create any significant additional issues.

Mark and Heather Keating had serious concerns relating to the application. The close proximity of the caravans to their home and the subsequent impact this will have on their amenity.

The submitted plans show no details, but they believed the application would involve a large amount of excavation of the bank behind their home with the potential to undermine the foundations of their property. They expressed concerns regarding possible ground subsidence in their garden.

They highlighted several anomalies on the application form and with the static homes and expressed their disappointment that neither the Applicant or Planning Agent had contacted them to discuss their intentions.

Grizelda Williams had concerns on the disruption the caravans would cause to the neighbourhood.

Martin Hird raised concerns over traffic in Dock Lane and Church Street with both often impassable and potential serious problems of access by emergency vehicles.

David Taft agreed that since he started living in the village in 2014, traffic congestion had become noticeably worse.

Michael Hodgson stated that Dock Lane was scenic and an asset to the village and should be preserved, as it is in a conservation area. There was now only a limited river frontage and traffic congestion was escalating.