

# BREDON, BREDON'S NORTON AND WESTMANCOTE PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 8<sup>th</sup> April 2019**.

**Present:** Councillors: Mr Nick Bradley (Chairman), Mr Richard Coghlan, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr Mike Johns, Mr Declan Shiels and Mr Rob Sly.

**In Attendance:** Mr Tim Drew (Clerk), Cllr Adrian Hardman, Mr Barry Connally, Mr Robert Drew, Mr Stephen Bridge and Ms Joanne May.

## 1. Apologies for Absence.

Apologies were received and accepted from Mr Andrew Rhodes and Mr Brod Whiting.

## 2. Declaration of Interests.

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

Cllr Darby declared a non-prejudicial ODI for item 5 a) ii (owner of adjacent farmland).

Cllr Sly declared an ODI for item 5 c) (friend of complainant) and 5 f) (nearby resident).

## 3. Adoption of the Minutes for of the Meetings held on Monday 11<sup>th</sup> March 2019.

These minutes were **approved**.

## 4. Finances.

a) Invoices to be paid:

### Village Hall:

Jo Lomasney	Balance of Wages – March 2019	£247.79
RPK Maintenance	General VH Maintenance incl. boiler leak	£283.80
Square One Services	VH Sign & Notice Board	£1426.60
Thomas Spry	Cut Back & Lower VH Hedge	£215.00

### Parish Council:

Business Supported	Balance of Clerk's Wages – March 2019	£135.93
David Gray	Lengthsman Services – Mar 2019	£385.85
SJ Booth	Defibrillator Installation at Bredon's Norton VH	£226.25
Kemerton Conserv'n Trust	Playing Fields Rent (6 months)	£175.00
Wychavon DC	Annual Charge – 4 x Dog Bins	£356.40
Wychavon DC	Annual Charge – Lower Lane Dog Bin	£89.10
Thomson & Bancks	Legal fees for review of Byelaws	£928.80
Community Heartbeat Trust	Defibrillator & Cabinet (VH Upgrade)	£378.00
Timpson	Memorial Plaque – Tony & Mairwen Lloyd	£33.99
Greenworks	Grass cutting – March 2019	£1476.00

The above payments were **agreed**.

b) Financial Report:

The March 2019 bank statements and cash book were **approved**. Cllr Falvey commented that the spend in 2018-19 was largely consistent with 2017-18.

## 5. Planning

a) For Approval:

- i. 19/00595/FUL Field So 9239, Eckington Road, Bredon's Norton

*Use of land as single pitch family traveller site.*

**Objection:** The proposal conflicts with Policies SWDP 17 C i, SWDP 17 C ii and SWDP 17 C v. Whilst the site may not lie within the boundary of the Cotswolds AONB, it is immediately adjacent to the AONB on the opposite side of the B4080 and clearly falls within its setting. It would have a significant negative visual impact on views out of the AONB, particularly from the Bredon Hill National Nature Reserve and footpath NO-500, which overlook the application site. While the site is adjacent to an existing pitch, the addition of three caravans would significantly intrude into the rural landscape and could not be effectively screened from the higher ground within the AONB.

- ii. 19/00664/HP Kinsham House, Cheltenham Road, Kinsham, GL20 8H

*Single storey side and rear extension to dwelling and new detached garage building.*

**No objection.**

The parish council's comments for 5a) i and ii above were **agreed**.

b) Approved:

- i. 19/00298/HP Cleveland Cottage, Cheltenham Road, Kinsham, GL20 8HP

c) Refused:

- i. 19/00094/FUL Home Farm, Manor Lane, Bredon's Norton, GL20 7EZ

d) Dismissed Appeal:

- i. APP/H1840/D/18/3218903 Malvern View, Rectory Farm Lane, Bredon's Norton GL20 7EZ

e) Complaint relating to 18/02618/FUL:

Cllr Sly retired from the meeting for Items 5 e) and 5 f). The parish council discussed and considered the complaint of alleged verbal abuse, directed by one member of the public towards another, during the public forum at the parish council meeting on 25<sup>th</sup> February 2019. It was **agreed** the Clerk would write again, stating that the record of this meeting would not be revised and that minutes are formal records of acts and decisions, not reports or verbatim speeches by members of the public. The parish council has no obligation to record any personal comments made during a public forum, when the parish council meeting has been adjourned. The parish council also **agreed** to bring this matter to a close and not to engage in any further correspondence relating to this complaint.

f) Flooding Consultation letter:

The parish council concluded that this opinion, which relates to Mitton Bank (18/00771/OUT), covers nothing new and reiterates previous reports which do not take account of climate change and relates to previous data. It was observed the Carrant Brook is often flooded during the winter months.

g) Award of Garden Town Status at Ashchurch:

Cllr Handy attended and reported to the parish council on the Garden Town Parish seminar at Tewkesbury Borough Council held earlier in the day. This could ultimately result in 11,000 new houses and industrial areas. A sum of £750k capacity funding had been allocated to develop a strategic plan, define governance arrangements and engage with key agencies. The Masterplan Phase 1 would be to the north of Ashchurch Camp with developers funding infrastructure. An offline solution (alternative route) for the A46 has not been resolved.

## **6. Section 106 and New Homes Bonus Funding.**

Still awaiting a response from Wychavon to the Section 106 application for the Boundary Enhancement to the two car parks.

New Homes Bonus (NHB) Funding for the Village Hall Office Suite has been considered by the Localism Panel who are recommending approval. Cllr Hardman was thanked for writing in support of the application.

## **7. Highways and Traffic Issues.**

It was agreed to hold a further meeting in view of Ashchurch Garden Town and progress engagement with Worcestershire Highways. Cllr Hardman is to meet with Gloucestershire Highways to discuss cross-border issues, including the proposed new railway bridge crossing at Northway.

## **8. Natural Networks.**

Cllr Shiels will coordinate the submission of the application form by 22<sup>nd</sup> May 2019 and will collect quotations for the May meeting. Although guaranteed 45% funding if successful, the use of Section 106 monies and fundraising in association with BCPR would be considered. The two designs relate to the Glebe Field and the North-West Playing Field. Residents and Stakeholders will be consulted on these potential changes to open space. It was **agreed** to commission a Water Vole survey at the Playing Field Brook and arrange soil samples for the Glebe Field.

## **9. Signage at Entrance to Station Drive.**

Cllr Shiels suggested a 'smart' advertising board (approximately £600) on the approach road, similar to those at Deer Park and Knightsbridge Business Centre and will progress and liaise with the owner. Whereas it is desirable to reduce visual clutter, there is concern that further signage at the entrance would be difficult to control and might lead to more unsympathetic signage. There was general consensus that the new sign would be best located away from the main road frontage. Planning permission for this single location advertising sign may be required.

## **10. Bredon Art at the Village Hall.**

The Wychavon Community Grant application has been submitted by the parish council and the outcome is expected in June/July. Art could also be displayed in bus shelters and kiosks.

## **11. Responses from Bensham Allotment Owners.**

Clerk advised that there had been 9 replies to the 14 letters sent to Allotment Owners. The land is designated 'Local Green Space' in the Neighbourhood Plan which gives it strong protection from development. It was **agreed** to form an informal group (Cllrs Bradley, Coghlan, Darby, Handy and Sly) to review the area, strips, access issues and consider making a firm offer to purchase or lease land for public open space, with an uplift to owners if planning rules changed.

## **12. BCPR request for Shelters on Playing Field.**

Clerk to write to BCPR asking for a location plan, proposals, examples and the issues with adjacent properties.

## **13. Advertising on the Parish Website.**

Deferred to the May meeting.

## **14. Commemorative Events.**

Deferred to the May meeting.

## **15. Project and Funding Group or Coordinator.**

It was agreed to introduce this role and appoint individual(s) at the May meeting.

## **16. Correspondence for Information.**

The Eckington Neighbourhood Plan has been circulated. It was **agreed** that Cllr Darby would respond on behalf of the parish council.

## **17. Progress Reports and Updates**

### a) Clerk:

- Councillors were reminded that the May meeting of newly appointed Councillors would include the election of Chairman and Vice Chairman and appointment of members to the Staffing Group, Planning Working Party and Financial Support Group. The parish council also need to make appointments to various roles and representative functions, approve direct debit and standing order payments and various parish council documents, including standing orders, financial regulations, risk assessments and the asset register.
- The Clerk would respond to the email from Mr Connally advising him that the Stanway Screens situation should be brought forward through the South Worcestershire Development Plan (SWDP) review process which was now underway. The parish council was obligated to object to any proposal which did not adhere to the Neighbourhood Plan (NP). The only way to ensure new housing on the site complied with the NP was if it were allocated for housing under the revised SWDP.
- Letters have been sent to various Estate Agents and Cotswold Beauty Station to request that advertising is not attached to street furniture (road signage) to comply with legislation

### b) County & District Councillor:

- No report due to pending District Council elections.

### c) Defibrillators.

- Western Power quotation for power supply to Kinsham Kiosk is £2.3k. Cllr Falvey to arrange for Thomas Spry to investigate actual requirement and review previous supply arrangements.
- Bredon's Norton defibrillator now installed and existing Village Hall unit to be replaced FOC, with charge for cabinet only.
- Kiosk painting, signage and tiling to be progressed.

### d) Assets of Community Value.

Wychavon have raised several queries from the Royal Oak application which are being addressed. A meeting with Wychavon may be appropriate.

### e) Village Hall and Office Accommodation.

- Work on the Village Hall Bay Windows and Roof repairs are being undertaken over Easter period.

### f) Smartwater Initiative.

- Over 500 kits have been issued. The next session is at Village Hall on 30<sup>th</sup> April 2018.

### g) Police Liaison.

Only 1 crime reported in Bredon between during March. On 5<sup>th</sup> March 2019 there was a report of criminal damage on St Giles' Road. Damage discovered to the lock on the garden gate had resulted from an aborted break-in.

### h) Website and Parish Magazine.

Ashchurch Garden Town, Co-option of Councillors, Natural Networks and Mike Johns (retiring councillor).

## **18. Councillor's Reports and Items for Future Agenda.**

Playing Field football pitches are to undergo maintenance during close season.

Co-option of Councillors.

Clerk's Timesheet Analysis (Cllr Shiels).

## **19. Date of Next Meetings.**

Monday 29<sup>th</sup> April 2019 (Annual Parish Meeting).

Monday 13<sup>th</sup> May 2019 (Parish Council).

Meeting closed at 10:00pm.

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### **Notes of Public Question Time:**

Robert Drew, a part owner of Bensham Allotments, queried the Tree Preservation Order which does not cover planting. No specifically named trees in TPO and no TPO's given to owners. Awaiting clarification from Wychavon.

Brian Connally, a builder/developer, requested the opportunity to take part in a preliminary discussion with the Planning Working Party (PWP), relating to the Stanway Screens premises in Bredon. The company are looking to relocate locally to a larger site of approximately 2 acres, with available premises in Twyning currently favoured, but would prefer to stay in Bredon parish. The current site is too small for manufacturing requirements and the associated collection and delivery problems using large vehicles.

Brian has received Pre-Application Advice from County Highways but received nothing received in writing to date. He is open minded to the future development of the current Bredon site.

The parish council noted the PWP would not separately consider a major application of this type, which would only be considered by the parish council as a whole. It will take a view and respond in writing.