

# BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 14<sup>th</sup> February 2022 at 7:15pm.**

**Present:** Councillors: Mr Rob Bell, Mr Nick Bradley (Chairman), Mr Matt Darby, Mr Kevin Falvey, Mr Neil Leyden, Mr Ed Pyke, Mr Andrew Rhodes, Mr Rob Sly and Mr Brod Whiting.

**In Attendance:** Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman.

## 1. Apologies for Absence.

Cllrs Mr Phil Handy and Mr Declan Shiels.

## 2. Declaration of Interests.

Cllr Sly declared an ODI for Items 6 c) as a neighbouring landowner to additional land owned by a Mitton Bank applicant. A dispensation to participate in any discussion and a discretionary vote for this planning applications was approved in November 2021.

Cllr Whiting declared a non-prejudicial ODI for Item 6 c) ABoR, as a friend of a Tewkesbury Borough Council (TBC) Council Solicitor (Sara Freckleton).

## 3. To withdraw delegation of powers to the Parish Clerk implemented in December 2021.

This was **agreed**.

## 4. To consider the Adoption of the Notes of the Meeting held on Monday 10<sup>th</sup> January 2022 and to ratify the following agreed/approved actions:

- Item 4 **Agreed** - The Adoption of the Minutes of the Meeting held on Monday 13th December 2021.
- Item 5 i **Approved** - the resurfacing works on the small car park opposite the Village Hall.
- Item 5 ii **Agreed** - all Invoices to be paid.
- Item 5 iii **Approved** - the Financial Report.
- Item 6 a) i & ii **Agreed** - parish council planning comments.
- Item 6 d) **Agreed** - to proceed and share costs to get to the permission stage of an appeal.
- Item 7 **Agreed** - the Planning Committee would be disbanded, and all planning applications referred to the full parish council.

These actions and the minutes were **agreed**.

## 5. Finances:

- i. Invoices to be paid:

### Village Hall:

Jo Lomasney	Balance of Wages – January 2022	£126.38
PPL/PRS	VH Music Licence Royalties (2021 & 2022)	£813.57
RPK Maintenance	VH Repairs incl. Guttering	£64.37

### Parish Council:

Timothy Drew	Balance of Wages – January 2022	£174.55
David Gray	Lengthsman Services – WCC Highways Dec 2021	£468.75

David Gray	Lengthsman Services – WCC Highways Jan 2022	£450.00
David Gray	Lengthsman Services –Parish Jan 2022	£55.48
Cox & Hodgetts Solicitors	Title Deed Storage Fee 2021	£30.00
Kevin Falvey	Harris fencing, Batteries & Coat Hooks	£186.00
Ashchurch Rural PC	Share of Judicial Review Legal Fees	£8558.00
Railton TPC Ltd	Transport Objection Report (Mitton Bank)	£2205.58
Greenworks	Mowing of Churches in 2021	£1536.00
Greenworks	Play Area – Replacement Bollards	£2022.00

All payments above were **agreed**.

- ii. To approve the Financial Report.

The January 2022 bank statements and cash book were **approved**.

## 6. Planning:

- a) For Approval:

- i. 21/02992/CU The Milk Barn, Rectory Lane, Bredon’s Hardwick, GL20 7ED  
*Change of use from garage and workshop to 2no home offices and conversion of first floor storage area to guest accommodation.*

**No objection, subject to the Conservation Officer’s suggested amendments.**

- ii. W/22/00260/HP 22 The Dell, Bredon, GL20 7QP  
*Rear extensions for the replacement of existing rear raised decking area with new garden room.*

**No objection.**

The parish council’s comments above were **agreed**.

- b) Appeal:

- i. 21/02574/HP 57 Queensmead, Bredon, GL20 7NF
- ii. 21/02711/HP Apple Court, Old Mansion Drive, Bredon, GL20 7JZ
- iii. 21/02909/HP Windermere, Cheltenham Road, Kinsham, GL20 8HP

- c) Other Planning Matters.

Cllr Bradley highlighted the 5 comments from Wychavon’s Katherine Smith, included in the Rebuttal commissioned by Robert Hitchins, which are open to challenge.

A letter has been sent to National Highways requesting that the grave issues raised in Railton’s report be reconsidered given the reliance placed on the contents of Pell Frischmann’s Technical Note and concluding that Railton’s report makes “no material difference” to the impact of the Mitton Bank planning application. The Technical Note contains fundamental flaws, both in content and process, and has influenced Wychavon to assume the same. It was **agreed** to forward the letter (to National Highways) to both Harriett Baldwin MP and Laurence Robertson MP requesting their involvement and assistance in mitigate the potential harms and transport impacts to both Bredon Parish and the surrounding area.

With Mitton Bank applications 18/00771/OUT and 20/00008/OUT likely to be referred to Wychavon Planning Committee in March, various aspects of the parish council’s submission were discussed with Cllr Hardman. When the March planning agenda is published, it was **agreed** to request an increase of presentation time from 3minutes to 10 minutes. It was also **agreed** a working group, comprising Cllrs Bradley, Darby and Sly; would be formed to consider approach, draft responses for approval and seek professional opinions from Richard Buxton Solicitors. Both Ashchurch Rural and Northway Parish Councils have decided to move forward with the Court of Appeal to challenge the Judge’s Ashchurch Bridge over Railway (ABoR) Judicial Review decision.

It was **agreed** to pay one third of the legal costs (i.e., £1923) plus any additional minor expenditure. Cllr Whiting left the room for this item.

#### **7. Planning/Exhibition Presentation to the Parish.**

Cllr Sly has prepared a draft presentation to provide information and perspective, to the residents of Bredon and beyond, of the big picture of all the area's planning proposals. These are landowner/developer-led, in unsustainable and highly questionable locations and could lead to ecological disaster, and a vastly reduced quality of life for current and future residents. This will be discussed by the working group in 6 c) above and include input from third parties including other parish councils and organisations.

#### **8. Richard Coghlan Memorial Service.**

Cllr Darby had advised there would be a Summer Memorial Service for Richard Coghlan in Belmont Abbey, Hereford. There is no update at present relating to attendees. Cllr Falvey will liaise with Mark Farey (family).

#### **9. Election or Co-Option of Councillor for Bredon's Norton.**

The Clerk explained the process which entails the vacancy being advertised by Wychavon Electoral Services. An election will be held to fill the vacancy if a request for an election is made in writing to the Returning Officer by ten Bredon's Norton electors. Otherwise, the vacancy will be filled by co-option. It was **agreed** to proceed.

#### **10. Representative for the Bredon Hill Conservation Group (BHCG).**

A representative to replace Richard Coghlan needs to be appointed. This was deferred to the March meeting.

#### **11. Update on Village Hall Lighting Improvements.**

Cllr Leyden is still awaiting a revised quotation for the Chandler Room. It was agreed the Village Hall Lobby lighting can be placed with MT Electrical at a cost of £456 including VAT.

#### **12. Bus Shelters.**

Cllr Pyke has received two quotations for the Kinsham Bus Shelter Roof and made reasonable endeavours to get a third. It was **agreed** to award the works to LCM but request that painting is included in the cost of £2100 + VAT.

Cllr Falvey is still awaiting quotations for the repair to the floor screed of the Westmancote Bus Shelter.

#### **13. Rental Charge for Sports Clubs for 2021-22.**

Due to the Covid-19 uncertainty, rents were deferred, and invoices were not issued in April 2021 as normal practice. It was **agreed** to now invoice the Clubs the same rents for 2021-22 as 2020-21. Rent reviews would be carried forward pending the outcome of the lease reviews/renegotiations.

#### **14. Queen's Platinum Jubilee.**

This was deferred to March, but these items would be considered in the interim. Bunting (provided by Quilters), a Village Hall Flagpole, Tree Planting (e.g., Brasenose replacement), Mugs for School Children, a Family Fun Day and Street Parties. Cllr Pyke will liaise with Bredon Community Play and Recreation (BCPR).

#### **15. Correspondence, Progress Reports and Updates for Information.**

The Clerk provided the following update:

- Information relating to a proposed future planning application for Westmancote Nurseries.
- A letter of support from Kemerton Parish Council relating to the Judicial Review.
- An update from the Planning Enforcement Officer indicating the owner of the Fox and Hounds has employed the services of a planning agent to submit an application.
- The January 2022 SWDP Review Newsletter.
- An Omicron Hospitality and Leisure Grant for Bredon Village Hall for £2,667 has been received.
- The current Greenworks contract for grass cutting at Bredon Churches allows for total expenditure of between £800 and £1,000 per annum.
- Wychavon have replied to Mr JF Jones letter relating to Land Drainage in Westmancote. Cllrs Handman and Rhodes will discuss.
- Cllr Falvey provided a Village Hall Roof Repair Quote from LCM for £940 plus VAT. It was **agreed** to proceed.
- Clerk to enquire if Wychavon will upgrade the Rubbish Bin (larger & with lid) in Cheltenham Road.
- The Local Government Boundary Commission proposals for Wychavon have been issued. Clerk to send letter commenting on Bredon Ward revision.
- The Spar Shop is now closed for a Refit with a planned reopening on Monday 7<sup>th</sup> March 2022.
- The Right of Way Issue at Kinsham has now been resolved. Access is available on the definitive line through the garden at Corner Cottage and there's also an additional permissive route which has been provided with the permission of the landowner.
- Wychavon Council Tax has been frozen for 2022-23.

#### **16. Progress Reports and Updates for Information:**

##### a) County and District Councillor:

- There have been Covid-19 outbreaks in Social Care Centres which has increased patient load on Worcestershire Acute Hospitals.
- Cheltenham and Tewkesbury have high Covid-19 case rates.
- The County Council Tax increase will be 3.9%, of which 3% is for social care.
- Work on the Queensmead footpaths has commenced.
- Worcestershire will move from a 3 tier to 2 tier education system, i.e., primary and secondary.
- Interested parties have been invited by Wychavon to a Multi-Agency Meeting to discuss anti-social behaviour in the north of the parish.

##### b) Police Report:

- No report on defibrillators.
- Speeding on the B4080 has been monitored and offenders received a warning and offered Community Speed Watch training.
- There has been Fly-tipping in the wooded area at the North-East of the Playing Field. The 5-bar gate has now been padlocked.
- Teenage Boys have been causing problems for users at the Village Hall. Offenders have been identified and their parents notified.

##### Working Groups:

##### c) Transport & Organisations:

- The new Village Hall Website is now operational.
- Hallmaster invoicing software is being tested prior to implementation.
- A proposal for the 4 x parish council Laptops is pending.

- No update for BCPR.
- d) Executive & Finance:
- A draft lease has been issued to Bredon Bowling Club Lease for consideration.
  - The Clerk has responded to Bredon Bowling Club Footpath enquiry stating the footpath is part of BBC's demise. Wear and tear of the footpath to be referenced in the Lease negotiation.
  - Cllrs NB, PH and AR will convene a meeting to discuss strategy, format, and objectives of individual Lease meetings with the clubs.
  - Consideration to be given to appointing an external property agent to produce a rent assessment and valuation of the four club's properties to ensure club rents are proportionate to commercial activity.
  - The Village Hall Manager has requested that the remuneration package be reviewed and it was suggested a meeting to discuss.
  - The Clerk's Contract of Employment is based on generic NALC so a new contract may be required to introduce a negotiated hourly rate based on an annual review and benchmarking exercise.
  - WaterPlus meter reader produced an inaccurate reading in January 2022 for Village Hall Water which resulted in an invoice of £2.5k – 10 times average. The Lengthsman has read meter and a correct value has been sent to Severn Trent together with a request to fit new meter.
  - Utility Aid's proposal to fix gas and electric prices with SSE until March 2026 was adopted.

#### **17. Councillors Reports and Items for Future Agenda:**

Cllr Leyden (deputising for Cllr Shiels) advised the March 2022 Parish Magazine content would include ABoR Appeal, Mitton Bank Transport Report Ignored, Maintenance around the Parish and the New Village Hall website.

Cllr Darby asked if fellow councillors and the Clerk might be interested in bringing forward the start time for meetings - March Agenda Item.

Cllr Pyke asked Cllr Hardman to chase Barry Barnes of Worcestershire Highways to progress Speed Signs.

Cllr Leyden advised there were problems with the Velox skylights in the Chandler Room. KF to ask LCM to review repair options.

#### **15. Date of Next Meeting:**

14<sup>th</sup> March 2022.