

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Annual Meeting held at Bredon Village Hall on **Monday 11th March 2024 at 7:00pm.**

Present: Councillors: Mr Nick Bradley (Chairman), Ms Karen Brooks, Mr Matt Darby, Mr Colin Davidson, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman and Mr Stewart Matley.

1. Apologies for Absence.

Cllr Ms Katie Hall and Cllr Mr Kevin Falvey.

2. Declaration of Interests.

Cllr Bradley declared a declared an ODI (Prejudicial) for Item 5 a) ii.

Cllr Sly declared a declared a Non-Prejudicial ODI for Item 5 a) iv as a neighbour of the applicant.

Cllr Darby declared a declared a Non-Prejudicial ODI for Item 5 a) iii as family own neighbouring farmland.

Cllr Sly also declared an ODI for 5 c) and has an existing dispensation for the South Worcestershire Development Plan Review specific to the strategic allocation at Mitton.

3. To consider the Adoption of the Minutes of the Meeting held on Monday 12th February 2024.

These minutes were **agreed**.

4. Finances:

- i. Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – February 2024	£180.18
Darren Rosser	Bar Work – February 2024	£25.06
Gloucester Flooring Centre	Female Toilet Flooring	£1561.20
RPK Maintenance	Ladies Toilet Refurbishment w/c 12/02/24	£579.99
RPK Maintenance	Ladies Toilet & Kitchen Locks w/c 19 & 26/01/24	£1327.00
CW Hygiene	VH Window Cleaning & Gutter Clearance	£432.00

Parish Council:

Timothy Drew	Balance of Wages – February 2024	£192.00
David Gray	Lengthsman – February 2024 (Highways)	£420.00
David Gray	Lengthsman – February 2024 (General)	£322.00
Cox & Hodgetts	Title Deed Storage Charge 2024	£30.00
Pippins Accountancy	Bookkeeping & Q3 2023-24 VAT Return	£157.50

All payments above were **agreed**.

- ii. To approve the Financial Report.

The February 2024 bank statements and cash book were **approved**.

5. Planning:

- a) For Approval:

- i. W/24/00203/FUL Land At (OS 9348 3560) Watery Lane, Kinsham

Erection of an agricultural machinery building.

Objection. The site is designated as Green Space and is recognised as being key open space which should be kept free from development other than in exceptional circumstances. It is located within 10m of the Conservation Area boundary and within 10m of Grade II listed Box Cottage. It therefore falls within the setting of heritage assets. A more detailed response will be submitted to Wychavon.

- ii. W/24/00105/HP 10 Vallenders Road, Bredon, GL20 7HL

Installation of air conditioner (retrospective).

(Note: Cllr Bradley left the meeting and Cllr Sly acted as Chairman).

Comment. Although the Council note the objections and understand the concerns of neighbours; noise and positioning of the Air-Conditioning Unit is a technical matter. The Council do not have this technical competence and require Wychavon to apply the appropriate standards and ensure compliance with normal planning regulations.

- iii. W/24/00251/HP Quarrymans Cottage, Westmancote, Bredon, GL20 7ES

Single-storey rear extension.

No objection, but the windows should be hardwood and sympathetic to the existing units. We also note and concur with the neighbour's comment that the facing wall to the adjacent property should be solid rather than containing a window. The Council also support the Conservation Officer's view that it would be preferable to see the fenestration relate to the historic openings on the Cottage.

- iv. W/23/01798/FUL Croft Farm Leisure & Water Park, Bredon's Hardwick, GL20 7EE

Comment on additional supporting statement from Zesta Planning.

(Note: Cllr Sly left the meeting).

Objection, the Council recommends refusal of the additional supporting statement from Zesta Planning dated 15 February 2024. The site is designated as Local Green Space under Bredon Parish Neighbourhood Plan policy NP13 and is recognised as being key open space which should be kept free from development other than in exceptional circumstances. There is conflict with the Local Plan, Neighbourhood Plan and the National Plan Policy Framework. A more detailed response will be submitted to Wychavon.

The parish council's comments above were unanimously **agreed**.

- b) Approved:

- i. W/23/02585/FUL - Willow Barn, Bredon's Hardwick, GL20 7EB

- c) SWDP Review:

Inspectors have raised concerns that some of the evidence was 'at risk of being overtaken by events' since work on the plan started and recent changes to planning rules and regulations needed to be included. They have made good progress on preparing for the hearings; however, they have asked for some evidence documents to be updated first. Inspectors have also requested more information about the impact of increased traffic generated by the plan on the surrounding road network. They also wish to review the analysis of the Worcestershire Strategic Transport Model. Worcester City, Malvern Hills District and Wychavon District Councils are now working on a timetable for providing the new and updated evidence, but this is unlikely to be submitted by this summer.

- d) Tewkesbury Garden Town (TGT) Update:

A TGT Parish Liaison has been held and discussed the Tewkesbury Local Plan, engagement with Stroud District Council, and mapping brownfield sites in urban areas. Severn-Trent has highlighted they are unable to respond to a local emergency for water and sewage capacity reasons. The Oversight Board met and discussed recent flooding issues. Greystoke has submitted a planning application for their first 250 homes.

e) Other Planning Matters:

National Highways have extended their Mitton Bank recommendation for a further 3 months.

Alison Young is the newly appointed Wychavon Planning Case Officer for Mitton Bank.

The Council's draft response to the Cheltenham, Gloucester & Tewkesbury Local Plan Consultation was **agreed**.

The Mitton Bank Flooding Report has been received and it was **agreed** to that the Ecology Report will be progressed, and the Ecologist will continue to provide updates as applicable.

There is no update to the Long Furlong planning application (W/23/02524/FUL).

6. Bredon Community Play and Recreation (BCPR) Update.

Due to Cllr Hall's unavoidable absence on business, the Council discussed available Section 106 funding available, and consideration is to be given to allocating monies to the Outdoor Table Tennis Table. Clerk to chase outstanding responses from the three sports clubs.

Pending issues include Safety Play Surface, Annual Audit and Waste Bins.

Cllr Davidson has met three potential contractors to supply and install the Play Area Fence and is waiting responses.

7. Recommendations for Council Meetings and Administration.

Following discussion, it was **agreed** the following would become effective from May 2024:

- Meeting Dates – Stay at 2nd Monday of Month to include local planning applications.
- Planning Working Group to meet 4th Monday of Month (as required) for Strategic Planning Issues (i.e., Mitton Bank, SWDPR, ABoR, etc.).
- Other Working Groups to meet 4 times per year on fixed dates.
- A Deputy Clerk to be appointed to work with and latterly succeed the Clerk.
- Every effort to be made to appoint a Vice Chairman.
- Reports to be submitted one week in advance of Monthly Meetings and to go straight to a vote.
- All Correspondence to be distributed to members as received & consolidated on Monthly Clerk's Report.
- Standing Orders to be reviewed and reflect these changes and relevant clauses.

8. Progress Reports and Updates.

a) County and District Councillor:

- WCC to be asked for a feasibility study to provide an alternative to the Eckington Bridge – a bridge and/or causeway. It was **agreed** the Transport & Organisations Working Group to draft a letter to Harriett Baldwin MP in support.
- Chains Corner flooding – Lengthsman to regularly move accumulated mud and debris post-rainfall.
- Drainage problem at Sailing Club/Bredon's Norton Junction has been resolved.
- Wychavon have appointed a new Director of Strategic Planning.

b) Police and Defibrillator Report:

- A burglary of 2 electric bikes, which were recovered at Castle View.

- There was an incident between a Traveller parent and another parent at the school on 1st March 2024. The police have informed and have been asked to provide a presence at school leaving time.

c) Village Hall (VH) Issues:

Cllr Falvey provided the following report in his absence:

- Ladies Toilet now completed in time for three large functions in March. The Men's toilet project will then start.
- The blocked drains will cost £2,200 to dig up the drains and re-route and connect into the other manhole. This work to be undertaken by Brad Maber.
- The Jubilee Room Lights have been upgraded.
- The Old Hall lights need upgrading and awaiting a quote from Simon Booth. The Table Tennis Club have offered £500 to help with this cost.
- Future projects include a hearing loop for Old Hall, Disabled Toilet (new sink and tap) and Jubilee Room decoration to include revarnishing floor and new curtains.
- Assets Working Group to meet to progress these issues.

d) Transport & Organisations Working Group Update:

- Met in February and discussed traffic congestion, rat-run routes, road closures due to flooding, Eckington Bridge and M5 Junction 9.
- Public Transport maps to be produced for the parish.

9. Correspondence, Progress Reports and Updates for Information.

The Clerk circulated the following correspondence for consideration by the Council:

- The 2024 Wychavon Parish Games – the Council fund the cost of entry if an organiser can be found. Clerk to respond to organisers.
- New Community Orchard and Mini Forest Funding was circulated to Councillors. Clerk to distribute Tree Survey from 2022 with proposed planting schedule.
- Community Infrastructure Levy Draft Charging Schedule was circulated to Councillors.
- Information on CNL funded Orchard Creation in Cheltenham.
- Details of Section 106 Monies held for BPC confirmed.
- The Worcestershire CC Parish Councils Conference will be held on Wednesday 12th June.
- Plan to build 114 homes on Traveller Site in Cleeve Prior.

10. Councillors Reports and Items for Future Agenda:

The April 2024 Parish Magazine content include Wychavon Parish Games 2024, Annual Parish Meeting (29th April), Warm Welcome Events for April and Parish Councillor Vacancy.

Cllr Whiting gave his apologies in advance for non-attendance at the April 2024 meetings.

15. Date of Next Meeting:

8th April 2024

29th April 2024 (Annual Parish Meeting)

Notes of Public Question Time:

Cllr Sly chaired the public session prior to the formal Parish Council meeting and Cllr Bradley did not participate.

Mr Stewart Matley raised several objections to Planning Application W/24/00105/HP, relating to the installation of an air-conditioning unit at his next-door neighbour's house.

Issues raised included the location of the AC unit being too close to the fence, enforcement notice, and the inaccuracy of the noise assessment and the submitted plans. More details are available in Mr Matley's objection posted on the Wychavon planning website, and a request was made to the Council to refuse the application.