

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 10th March 2025 at 7:00pm.**

Present: Councillors: Mr Nick Bradley (Chairman), Mr Matt Darby, Mr Colin Davidson, Mr Kevin Falvey, Ms Katie Hall, Mr Declan Shiels, Mr Rob Sly and Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman, Mr Martin Newell, Jeremy Martyr and Ms Ivy Warrow.

1. Apologies for Absence.

Cllr Ms Karen Brooks & Mr Andrew Rhodes.

2. Declaration of Interests.

Cllr Sly requested an ODI dispensation for the South Worcestershire Development Plan Review (5 e)) specific to the strategic allocation at Mitton. The dispensation is to remain present at SWDPR discussions and to respond to questions from councillors when requested on a specific subject. Not lead any discussions about the strategic allocation and refrain from voting on all proposals relating to the SWDPR. Time period for which dispensation is sought is until 8th December 2025. This was **agreed**.

Cllr Sly also declared a non-prejudicial ODI for Item 5 a) ii as a near neighbour of Croft Farm Water Park.

3. To consider the Adoption of the Minutes of the Meeting held on Monday 10th February 2025.

These minutes were **agreed**.

4. Finances:

a) Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – February 2025	£115.45
CW Hygiene Services	Consumables	£80.75
Fantastically Fresh	45 x Meals for Warm Welcome on 6 th March 2025	£363.00

Parish Council:

Timothy Drew	Balance of Wages – February 2025	£110.70
Thomas Spry	Play Area Hedge Cutting	£150.00
David Gray	Lengthsman – February 2025 Highways	£462.00
David Gray	Lengthsman – February 2025 Parish	£396.00
CPA Horticulture	Pine Play Area Bark	£4111.20
PD Hughes Ltd	Excavations & Spreading of Bark in Play Area	£3936.00

All payments above were **agreed**.

b) To approve the Financial Report.

The February 2025 bank statements and Scribe Cashbook were **approved**.

5. Planning:

a) For Approval:

- i. W/25/00165/CLE Land At (Os 9257 3910), Wharf Lane, Bredon's Norton
Certificate of Lawfulness for the existing use of yard for commercial storage facilities.
Previously used for Wood storage, the Council notes the support from Bredon's Norton residents and the junction access has been opened. No objection subject to Highways being satisfied by safe access and egress.
- ii. W/25/00103/FUL Land At (OS 9112 3536), Croft Farm Ind. Estate, Bredon's Hardwick
Change of use of land for the stationing of a static mobile home for use a single self-contained dwelling unit (Retrospective application).
This is separate from the current house application. It is outside the Neighbourhood Plan (NP1) development boundary and is a satisfactory plot for a self-contained dwelling unit. It should be at the Planning Officer's discretion as to whether this location satisfies NP1.
(Cllr Sly left the meeting for this item).
- iii. W/25/00153/CU The Milk Barn, Rectory Lane, Bredon's Hardwick, GL20 7ED
Change of use of part of paddock to Equestrian all-weather riding arena (25mx50m).
The Council has no objection, but approval should be at the Planning Officer's discretion as to Neighbourhood Plan, Dark Sky and Lighting provision.
- iv. W/25/00435/PIP True Blue Farm, Lower Lane, Kinsham, GL20 8HT
Permission in Principle for the construction of 1no. dwelling.
Two previous applications have been withdrawn (5d) i & ii). Site is next to a listed building and a neighbouring property with ingress encroaching into the conservation area. Objection due to conflict with SWDP 6 & SWDP 24 and NP8 and NP9.
- v. W/25/00378/FUL The Manor, Farm Lane, Westmancote, Bredon, GL20 7ES
Construction of equestrian manege (riding arena) and associated groundworks and drainage and attenuation pond.
No objection although the Council noted the possible impact on houses at the top of the road and there are no associated buildings or lighting scheme.

The above comments were **agreed**.

b) Appeal Result:

- i. APP/H1840/W/24/3353490: Westmancote Nurseries, Kemerton Rd, Bredon, GL20 7EN
*Inspector's Decision Notice for W/23/01605/FUL. The appeal is **allowed**, and planning permission is granted for demolition of greenhouses and other buildings and structures and change of use of land for the siting of up to 25 holiday lodges and a warden's lodge.*
It was recognised that for future applications of this nature, which the Council wishes to oppose, consideration should be given to the appointment of a professional planning consultant.

c) Approved:

- i. W/24/02316/FUL - Land At (OS 9260 3976), Eckington Road, Bredon's Norton

d) Withdrawn:

- i. W/24/01882/LB True Blue Farm, Lower Lane, Kinsham, GL20 8HT
Removal of the existing 1960/70's staircases and reinstatement of new oak stair in original position to allow (reinstate) safe access to the attic level.
- i. W/24/01972/FUL True Blue Farm, Lower Lane, Kinsham, GL20 8HT
Conversion of barn to dwelling as approved under planning reference W/15/02945/PN - variation of condition 2 (approved plans) for the variation to the internal layout and the addition of conservation style roof lights.

e) SWDP Review:

The Council's submission to SWDPR54 on 1th March 2025 at the Inspectors Hearing in Worcester, was discussed. Ecology and Transport are the primary areas in which Mitton is problematic. New development in the SWDP are based on locations served by adjacent Railway Stations and Mitton does not meet the criteria through using Tewkesbury Parkway. Tewkesbury Borough Council intend to speak at the Hearing.

Richard Buxton have requested a Hydrologist Report to counter an anticipated Developers submission. A budget of up to £2,000 was **agreed**.

f) Tewkesbury Garden Town:

No progress was made at a recent Parish Liaison meeting. The Ashchurch Bridge over Rail (ABoR) planning application will be submitted in May/June 2025. North Ashchurch Consortiums hosing planning application(s) have been delayed. Infrastructure Contractor visits to address future Liaison meetings have been deferred to April 2025.

g) Other Planning Matters:

A parishioners enquiry relating to a plot of land on the left of the Eckington Road (looking from B4080) was discussed but the Council has no knowledge. Clerk to investigate Land Registry.

6. BCPR Update.

The Play Area Bark has been satisfactorily installed.

It was **agreed** to request a RoSPA Reduced Rate Play Area Safety Inspection (£320.00) in April as per the RoSPA Email of 18th February 2025.

BCPR are to be asked if they will pay the £4,500, as provisioned for the toddler fencing, in return for the funding of the Table Tennis Table with the 106-grant money. Any project work will only commence when all funding has been allocated.

The Play Area Slide has been damaged and the Lengthsman will be asked to investigate, make safe and repair if feasible.

7. Car Parking around the Playing Field at Weekends (KF Verbal).

Councillors were pleased to see that Bredon Star RFC and Bredon AFC have reacted to match day instances of illegal parking on pavements by strategic bollards being deployed. On some occasions additional parking at Bredon Hill Surgery has also been provided.

Consideration of double yellow lines on the Cheltenham Road will be an Agenda Item for the April 2025 meeting.

8. Progress Reports and Updates.

a) County and District Councillor:

- Activity reduced due to 1st May 2025 elections.
- Wychavon has committed to exploring two options for local government reorganisation in Worcestershire. Under the Government's proposed changes, Wychavon, along with the county council and five other district councils, will be abolished. They will be replaced by a single tier of local government delivering all services across Worcestershire.
- Barry Barnes has investigated the verge alongside the alleyway behind Tall Firs (adjacent to Cheltenham Road Bus Shelter) and is looking into this matter.

b) Police and Defibrillator Report:

- Carl Price has been registered as a Defibrillator Co-ordinator.
- Bredon Parochial Church Council (PCC) can provide funding for an additional defibrillator and associated services.
- The Police are holding a surgery on 20th March in the Village Hall.

c) Working Groups:

- The Clerk has distributed a schedule of dates in 2025 for the various working groups to meet.

9. Correspondence, Progress Reports and Updates for Information.

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

- Approval of ACV Nomination Form – Fox & Hounds Inn Bredon
- CALC Councillor Events
- Severn-Trent is increasing Water prices by 23.2% for 2025-26.
- Safety of lithium-ion batteries campaign

10. Councillors Reports and Items for Future Agenda:

- Cllr Falvey advised there is a problem with the Village Hall boilers which need urgent repair or possible replacement.
- Cllr Falvey advised that Severn-Trent have extended their grant for a month to allow the lighting upgrades to be actioned.
- Cllr Davidson is progressing the Car Park Project.
- Cllr Shiels has downloaded latest data from the Radar Speed Cameras for consideration at the next Transport & Organisations Working Group.

11. Date of Next Meeting:

14th April 2025

28th April 2025 (Annual Parish Meeting)