

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 14th April 2025 at 7:00pm.**

Present: Councillors: Mr Nick Bradley (Chairman), Mr Matt Darby, Mr Colin Davidson, Mr Kevin Falvey, Mr Andrew Rhodes, Mr Declan Shiels and Mr Rob Sly.

In Attendance: Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman, Mr Stephen Bridge and Ms Jo May.

1. Apologies for Absence.

Cllr Ms Karen Brooks Ms Katie Hall & Mr Brod Whiting.

2. Declaration of Interests.

Cllr Sly has an ODI dispensation for the South Worcestershire Development Plan Review (5 f)) specific to the strategic allocation at Mitton until 8th December 2025.

Cllr Sly also declared a non-prejudicial ODI for Item 5 a) vii as an adjacent neighbour of the second Mitton Bank planning application.

Cllr Darby declared an ODI for 5 a) i as a neighbouring landowner.

Cllr Falvey declared an ODI for 5 a) i as an acquaintance of the applicant.

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

These minutes were **agreed**.

4. Finances:

a) Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – March 2025	£119.20
CW Hygiene	VH Cleaning Cover 16 th to 21 st March 2025	£180.00

Parish Council:

Timothy Drew	Balance of Wages – March 2025	£204.04
Railton TPC Ltd	Transport Statement for SWDP (Bruce Bamber)	£2971.75
David Gray	Lengthsman – March 2025 Highways	£462.00
David Gray	Lengthsman – March 2025 Parish	£200.14
Cox & Hodgetts Solicitors	Playing Fields Title Deed Storage Charges	£30.00
Matt Hale Tree Surgery	Beech Tree at Main Road Telegraph Pole/Wires	£288.00
Richard Buxton Solicitors	Professional Charges for SWDPR Representation	£27929.59

The Council's savings account with Virgin Money is transferring to Nationwide.

The Chairman advised that the above invoice for Richard Buxton Solicitors has been split and discounted. Given the excellent service and support provided, it was **agreed** to pay an additional £4,600 on a separate invoice to follow.

All payments above were **agreed**.

b) To approve the Financial Report.

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

5. Planning:

a) For Approval:

- i. W/24/02572/HP Stonehouse, Lower Westmancote, Bredon, GL20 7EU
Rear extension, garage building and external landscaping.
Cllr Darby left the room for this item.
No objection and application not seen as over development of the site. There should be compliance with the Heritage Officer's comments, particularly the retention of the service staircase. The Garage is remote from the main building so applying a restriction on the lighting should limit any potential light pollution.
- ii. W/25/00542/PD Telephone Box, Main Road, Bredon
Removal of payphone.
No objection but would request that the power supply to the Telephone Box is retained to facilitate an alternative use of the Box, which is expected to be sold for a 'peppercorn' sale or lease.
- iii. W/25/00511/PIP Land At (Os 9268 3732), Eckington Road, Bredon
Permission in Principle for up to 2 dwellings.
Objection, although this is only a PIP. Non-compliance with Wychavon's existing and emerging policies and the Neighbourhood Plan. Highways should undertake a survey before any decision due to site accessibility and speed of traffic on the B4080. The local District Councillor for Bredon should refer this application to the Planning Committee.
- iv. W/25/00316/FUL Land Adjacent to Gravel Pits Close, Bredon
Change of use of land from Class E (Commercial) to C3 (Domestic) and the repositioning of boundary fences to enclose the land into the domestic properties. Boundary fences to be 1.8m close boarded fencing.
No objection the application is supported.
- v. W/25/00587/LB Box Cottage, Watery Lane, Kinsham
Single-storey side extension and change of external materials to existing garage and installation of solar panels.
No objection, subject to compliance with the comments of the Heritage Officer.
- vi. W/25/00588/HP Box Cottage, Watery Lane, Kinsham
Single-storey side extension and change of external materials to existing garage and installation of solar panels.
No objection, subject to compliance with the comments of the Heritage Officer.
- vii. W/25/00596/OUT Land At (Os 9140 3472), Tewkesbury Road, Bredon's Hardwick
An outline application for phased residential development capable of being severed for up to 500 new homes, a neighbourhood centre (Use Classes C3, E, F2, and Sui Generis ((Hot Food takeaways, and pubs/bars))), means of access (from Hardwick Bank Road, and from the proposed Mitton A development to the south) drainage, landscaping, open space, and associated infrastructure with all matters reserved except for access.
Cllr Sly left the room for this item.
A double-sided A5 leaflet has been drafted and was considered by the Council. This will be distributed to Bredon Parish, Northway, Mitton and Kemerton. Content deals with the urbanisation of the countryside There are new requirements in the application for access roads and a neighbourhood centre. There is no consideration for Section 106 contributions were the development to go ahead.
The proposed mix of housing has no provision for affordable social rental. Or Alms Houses for local population. A bus service to Worcester and Pershore and burial ground would be required. Clerk to write to Wychavon regarding Section 106 (Jem Teal).

The Council expressed their disappointment that the developers had not consulted with the Parish Council, particularly as Garden Town developers (in Gloucestershire) had made contact.

The Strategic Planning Working Group are producing a response to this planning application by the Consultation End Date (3rd May 2025).

The above comments were **agreed**.

b) Appeal:

- i. W/24/00916/HP at Rosemary Cottage, Manor Lane, Bredon's Norton, GL20 7EZ.

c) Appeal Dismissal:

- i. APP/H1840/W/24/3355681: The Firs Cheltenham Road, GL20 8GF

d) Approved:

- i. W/24/01870/LB - Tudor Cottage, Manor Lane, Bredon's Norton, GL20 7HB

e) Refusal:

- i. W/25/00165/CLE Land At (Os 9257 3910), Wharf Lane, Bredon's Norton
- ii. W/25/00435/PIP True Blue Farm, Lower Lane, Kinsham, GL20 8HT

f) SWDP Review:

At the Review, the initial Mitton Bank requirement for 500 homes has proved difficult for the Inspectors to support due to several issues including Transportation and Curlew.

The Chairman has contacted Richard Buxton Solicitors (RBS) with a number of questions relating to the review and possible outcomes.

RBS are to be asked if they are aware of a consultant specialising in Neighbourhood Plans and any action to strengthen Local Green Space protection (see Item 8 below).

g) Tewkesbury Garden Town:

The Parish Liaison Committee met in March and the Gloucestershire Flood Authority were represented. Although the Environment Agency had updated Tewkesbury area Flood Maps, these were thought to be inaccurate. Flooding outcomes were reliant on local knowledge as flooding is dynamic and every flooding event was different.

The Ashchurch Bridge over Rail (ABoR) application was now expected to be in July/August 2025.

h) Other Planning Related Matters:

Cllr Hardman advised Wychavon Planning Enforcement have confirmed their intention to serve an Enforcement Notice for the gate at Castle View due to its proximity to the highway and its harm to the character and appearance of the area. The requirement will be to permanently remove the gate from the land.

A Community Infrastructure Levy (CIL) contribution of £2,080.49, for the development of the two houses at The Dell in Bredon, has been received.

6. BCPR Update.

Details of the BCPR AGM were circulated.

Debbie Kimmond (Acting Chairperson) has provided the full quotation for the Outdoor Table Tennis table and groundwork/base. This will enable the Clerk to update the Section 106 funding application.

The surplus of £294 from the Play Bark will be used to purchase some wet pour to repair the surface where required. The Lengthsman will inspect the missing wooden cladding on the hut near the skate park.

Cllr Whiting has volunteered to be the Council's BCPR liaison, and this will be discussed at the May Annual Parish Council meeting.

7. Weekend Car Parking in Cheltenham Road.

After discussion it was **agreed** that Cllr Falvey would produce a proposal for the Cheltenham Road and include the Main Road / Blenheim Drive corner.

8. Update on Long Furlong & Bensham Allotments:

There have been rumours of sale of plots at allotments at both locations which are defined as Local Green Space in the Neighbourhood Plan. Allotment Owners at Bensham are currently exploring options with developers.

Richard Buxton Solicitors are to be requested to write to Gavin Greenhow of Wychavon Planning regarding Local Green Space, as appropriate.

9. Village Hall Heating System:

The Village Hall Boiler broke down in early March 2025 and caused lighting circuits to trip. Three quotations were requested for both repair and replacement but only two responded. Lowest costs were £1690 for repair, £6960 for a direct replacement (2 x domestic boilers) and £11465 for a commercial system. After discussion it was **agreed** to instruct County Boilers to repair the system and add a Hive Smart Control ((£450). Over coming months to find energy consultant for long-term advice and explore grant funding.

Clerk to request from Tewkesbury U3A the discount they are seek due to the VH temperature meaning reduced attendance at Art Group.

10. Update on Car Park Improvements Project:

Cllr Davidson is in the process of refining quotes prior to applying for Section 106 monies which are available for Offsite Formal Sport & Offsite Public Open Space.

11. Dementia Friendly Warm Welcome Events:

Cllr Shiels advised of the need to make the Village Hall Dementia Friendly through training. Use Care in the Community to raise awareness and provide for Carers at Warm Welcome meetings.

12. Progress Reports and Updates.

a) County and District Councillor:

- Worcestershire County Council election being held on 1st May 2025.
- No progress with water ingress at Ridgeway Bank Nursery.
- There was an accident in Church Road where a Pedestrian's head injury was sustained. Worcestershire Highways have made the road sign in question safe and will review future provision.

b) Police and Defibrillator Report:

- There have been no defibrillator instances.
- An additional defibrillator at St Giles Church is progressing.
- Bredon Parish Police priorities have been issued.
- There have been several BMW car thefts reported around Bredon Hill.
- There was a serious Road Traffic Accident at Hardwick Bank Road in March.

c) Working Groups:

- No reports.

13. Correspondence, Progress Reports and Updates for Information.

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

- Former Parish Councillor, Mike Johns, has recently sadly passed. He will be remembered at the May meeting.
- Bredon Community Care's request for payments of Annual Insurance Costs (£462.54) was **agreed**.
- Richard Foxen's request, for a £25 increase in Bus Shelter Cleaning quarterly fee, was **agreed**.
- An Assets of Community Value Nomination Form for the for the Royal Oak Inn in Bredon is being considered by Wychavon.
- A request for Recycling Sack Pick Up Points was circulated to Councillors.
- A Tree Removal request at- Woodcote, Main Road, Bredon was circulated to Councillors.
- The latest Water Companies Data for Tewkesbury Area Sewage dumping in 2024 was distributed by SafeAvon for consideration.
- Details of the 2025 Wychavon Parish Games were circulated to Councillors to review. The Bredon Parish Co-Ordinator is Georgina Powell. The Council will pay the entry fee of £10 per event entered.

14. Councillors Reports and Items for Future Agenda:

- Cllr Falvey advised the old lighting system in the Jubilee Room is being replaced and upgraded.

15. Date of Next Meeting:

28th April 2025 (Annual Parish Meeting)

12th May 2025

Notes of Public Question Time:

Mr Stephen Bridge and Ms Jo May were interested in Bensham Allotments where they own a plot. They advised that all the Allotment Owners were considering a collective planning application for housing and are exploring options with developers.

Mr Robert Sly advised the Council that Hardwick Bank Road would be a major problem providing access to the proposed development of Mitton Bank 2. There are blind spots on this 60mph road with poor visibility splays. Excessive queueing is already a feature of the road. The latest application is an attempt by the developers to circumnavigate the pending SWDPR.