

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of Bredon Parish Council Meeting held at Bredon Village Hall on **Monday 9th March 2026 at 7:00pm.**

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

In Attendance: Mr Tim Drew (Clerk), Cllr Mr Adrian Hardman and Mr Ian Sargent.

1. Apologies for Absence.

Cllrs Mr Andrew Rhodes and Mr Brod Whiting.

2. Declaration of Interests.

Cllr Sly declared a non-prejudicial DPI for Item 5 d) as an adjacent neighbour of the Mitton Bank planning application and has an ODI Dispensation for the South Worcestershire Development Plan Review, specific to the strategic allocation at Mitton, until 14th December 2026.

Cllr Darby requested a Dispensation for Long Furlong (5 a) ii), as owner of neighbouring land, to participate in discussions but not vote on related matters. The period for which dispensation is sought is until 8th March 2027. This was **agreed**.

Cllr Falvey declared ODI's for 5 a) i and 5 a) v as both applicants have an association with Bredon Star RFC. Also will not participate in 9 c) Bowling Club Lease discussion.

3. To consider the Adoption of the Minutes of the Meeting held on Monday 9th February 2026.

The minutes were **agreed**.

4. Finances:

a) Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – February 2026	£297.56
Darren Rosser	Bar Work – 31 st January 2026	£58.66
CW Hygiene Services	Consumables	£50.40
SJ Booth Electrician	Various VH Replacements & Repairs	£492.88

Parish Council:

Timothy Drew	Balance of Wages – February 2026	£183.42
David Gray	Lengthsman – February 2026 – Highways	£476.00
David Gray	Lengthsman – February 2026 – Parish	£119.00
Key Event Catering	Warm Welcome – 40 Meals	£285.00
Ashchurch Rural Council	Railton Traffic Count & Report – Contribution	£1000.00
Cox & Hodgetts Solicitors	Title Deed Storage – 2026	£30.00
FirstAid4Sport	Bleed Control Kits (x 6)	£348.84
Kays Medical Ltd	Defibrillator Smart Pad	£69.60
Thomas Spry	Eckington Road Play Area Hedge Cut	£160.00

All payments above were **agreed**.

b) To approve the Financial Report.

The February 2026 bank statements and Scribe Cashbook were **approved**.

5. Planning:

a) For Consultee Approval:

- i. W/25/02774/FUL Drapers, Church Street, Bredon, GL20 7LA

Extension to create new storage area (retrospective).

No objection if the Conservation Officer has no issues, although some concern expressed relating to the materials used, which give an industrial appearance. Cllr Falvey abstained.

- ii. W/26/00146/FUL Smiths Orchard, Kemerton Road, Westmancote, GL20 7GJ

Three new gypsy plots comprising of three static caravans, three tourer caravans and ONE shared day room for dependents living on land known as Smith's Orchard granted under W/20/02640/FUL. Description of additional information/amendment: Amended application form with Certificate B.

Objection. After a detailed discussion covering the unsatisfactory aspects of the application, it was agreed that the Strategic Planning Working Group would draft and submit a letter by the extended deadline of 11th March 2026 outlining the various areas of the Council's objections. Cllr Darby abstained.

- iii. W/26/00349/FUL The Firs, Cheltenham Road, Kinsham, GL20 8GF

Demolition of existing garage and erection of self-build dwelling with associated works.

Objection, as the land for the self-build dwelling is designated green space in the Neighbourhood Plan and conflicts with SWDP 38.

Objection. The land for the self-build dwelling is designated green space in the Neighbourhood Plan and conflicts with SWDP 38.

- iv. W/25/02745/HP 15 Queensmead, Bredon, GL20 7NF

Demolition of existing carport and construction of a replacement two-storey side extension, a single-storey front extension, and new porch. Significant amendment to proposed plan to read: Demolition of existing carport and construction of a single storey side extension, a single-storey front extension, and a new porch.

No objections. The amended plans are in line with policy conditions.

- v. W/26/00427/PIP Land At (OS 9321 3552), Lower Lane, Kinsham

Permission in Principle for residential development of up to 5 new dwellings.

Objection. After a detailed discussion it was agreed that the Strategic Planning Working Group would draft and submit a letter by the extended deadline of 10th March 2026. This would be based on the unsustainable location for new housing, conflict with development plan policies, harm to heritage assets and the amount and density of development. Cllr Falvey abstained.

- vi. W/26/00228/HP Kinson, Back Lane, Bredon, GL20 7LH

Proposed loft conversion to a bedroom, removal of chimney breast, addition of 4 roof lights.

No objections.

b) Approved by Wychavon:

- i. W/25/01910/HP 5 Bricknell Avenue, Bredon, GL20 7QH

c) Appeals to Planning Inspectorate:

- i. W/25/01543/FUL at Land Rear of Tudor Cottage and Including Part of Blackberry Barn, Manor Lane, Bredon's Norton.

Replacement of a live/work unit to a single residential dwelling (C3 Use Class) along with landscaping and other associated work.

No action to be taken.

- ii. W/23/02524/FUL Land At (OS 9352 3714), Kemerton Road, Westmancote, Bredon

Change of use of land to provide 3 static caravan pitches for occupation by related gypsies/travellers. Associated works including the laying of hardstanding and erection of two storage sheds.

This appeal is subject to a hearing, scheduled for 10th June 2026 for one day, and not by written submission. After discussions it was decided to register the Council as a Rule 6 party and consider using a suitable Planning Consultant. Members of the Strategic Planning Working Group would prepare and submit a written submission, linked to the Croft Farm green space decision, by 25th March 2026.

The above comments (in bold highlights) were **agreed**.

d) SWDP Examination Arrangements:

A response to the Main Modifications has been submitted by Richard Buxton Solicitors on behalf of the Council.

e) Tewkesbury Garden Town (TGT):

A new Gateway Review is being undertaken as previous recommendations have not been implemented. Ashchurch Rural have commissioned an assessment of the allocated areas of built environment. Newland Homes have not yet submitted a planning application.

f) Other Planning Matters:

There was no business under this heading.

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

The annual maintenance budget for BCPR was discussed and an increase to £3,200 for the period 1st April 2026 to 31st March 2027 was **agreed**. It was noted that the Lengthsman has carried out several maintenance tasks at the Council's cost and there had also been significant capital expenditure in the last year. It was **agreed** to appoint RoSPA to undertake an annual inspection in April 2026.

7. Drainage, Fencing & Security Project.

Cllr Davidson provided an overview following meetings with the two principal contractors, for the work on the two main car parks, with financial expenditure update. It was **agreed** that works should commence on 13th April 2026 after the Easter break. The Clerk will write to adjacent resident properties in advance of start-up.

Cllr Hardman will arrange for £2,000 funding towards the reinstatement of the Armco barriers in the main car park.

8. Bredon AFC Juniors Tournament.

Bredon AFC's request, for a tournament on the football pitches at Bredon Playing Fields, on the weekend of Saturday 16th May 2026 and Sunday 17th May 2026, was discussed by the Council at their meeting on Monday 9th March 2026. It was agreed that Cllr Rob Sly would contact Mark Miles-Kingston (Bredon AFC Chairman) to discuss further details of the event, including charges for concessions/vendors. Cllr Hardman will contact Eckington Parish Council to establish their charging mechanism.

9. Progress Reports and Updates.

a) County and District Councillor:

- An 8.9% council tax increase was approved for Worcestershire County Council
- Worcestershire Highway's re-surfacing of Bricknell Avenue & Jubilee Drive has been delayed by 2 weeks.

b) Police and Defibrillator Report (provided by Cllr Falvey):

- For Defibrillators, it was **agreed** to order a replacement sets of pads (Qty 8) costing a total of £462.00 and (Qty 5) replacement batteries from Community Heartbeat Trust costing £1,432.80.
 - No parishioners attended the recent Police event in the Main Car Park.
- c) Executive & Finance Working Group:
- Cllr Falvey left the room. It was **agreed** that a draft letter presented by the Chairman should be forwarded to Bredon Bowling Club (BBC) aimed at achieving a new lease in place within 3 months. It was also **agreed** to refund the part-payment of £2,000 received from BBC so that revised charges, applicable to the new lease, would replace and supersede.
 - Cllr Falvey and the Clerk met with a BT Business Development Manager on 23rd December 2025 to discuss long standing billing errors for broadband services. It was conceded that 'several thousand pounds' were owed to the Council. Since then, there has been no response from BT despite regular chasing. It was **agreed** to escalate the matter with the Clerk emailing the BT's CEO.

10. Correspondence, Progress Reports and Updates for Information.

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

- BCPR Budget request for 2026-27 – see Item 6
- Reduced Rate Play Area RoSPA Inspections in April – see Item 6
- Bredon AFC Juniors Tournament - Playing field access permission request – see Item 8
- Bredon Bowling Club Lease Correspondence - see Item 9c
- Internal Audit 2025-26 draft report.
- BT Accounts (SS 7870 2828 & SS 8251 4834) – see Item 9c
- Vegetation opposite No. 2, Grange Field Road – it was **agreed** to proceed with a quote from Clive Pardoe for £500.00.
- National Grid Electricity Distribution's Workshops.
- Blogs about the scandal of the Water White Paper.
- Letter from Councillor R Morris, Leader WDC.
- Council Tax Freeze and £5M support for Wychavon residents.
- Latest news for Wychavon Parish Councils.
- An application for Co-option onto the Parish Council has been received from Bredon resident, John Bees.

11. Councillors Reports and Items for Future Agenda:

Cllr Falvey requested that the Bredon Care in the Community Village Hall Hire charge of £86 be refunded. This was **agreed**.

Cllr Falvey advised that Bredon Star RFC proposed Sevens & Sounds event on 4th July 2026 had been cancelled.

12. Date of Next Meeting:

13th April 2026

Notes of Public Question Time:

Mr Ian Sargent raised several queries relating to outstanding planning issues in the parish and the condition of various locations, including the Dock Lane passing place and entrance to Station Drive.