

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of the Bredon Parish Council Annual Meeting held at Bredon Village Hall on **Monday 8th June 2026 at 7:00pm.**

Present: Councillors: Mr John Bees, Mr Nick Bradley (Chairman), Mr Colin Davidson, Mr Kevin Falvey, Mr Andrew Rhodes, Mr Declan Shiels, Mr Rob Sly & Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Mr Alan Newell & Mr Martin Newell.

1. Apologies for Absence.

Cllrs Mr Bruce Anderson, Mr Matt Darby & Cllr Mr Adrian Hardman.

2. Declaration of Interests.

Cllr Sly declared a non-prejudicial DPI for Item 9 c) as an adjacent neighbour of the Mitton Bank and has an ODI Dispensation for the South Worcestershire Development Plan Review until 14th December 2026.

Cllr Sly requested an ODI Dispensation for Item 9 a) ii W/26/00719/FUL Croft Farm Leisure & Water Park as a near neighbour and friend of the applicant. The dispensation is to take part in Croft Farm discussions, respond to questions from councillors, but not to lead any discussions and refrain from voting.

Cllr Falvey requested an ODI Dispensation for Item 9 a) ii W/26/00719/FUL Croft farm Leisure & Water Park as a friend of the applicant. The dispensation is to take part in discussions, respond to questions from councillors, but not to lead any discussions and refrain from voting.

Cllr Falvey declared an ODI for Item 9 a) iii as a friend of the applicant, Item 12 Bredon Bowling Club who have an association with Bredon Star RFC so will not participate in the new Lease negotiation, and Item 15 as Chairman of Bredon Star RFC.

3. To consider the Adoption of the Minutes of the Meeting held on Monday 11th May 2026.

These minutes were **agreed**.

4. To approve the Annual Governance Statement for 2025-26.

Proposed by Cllr Falvey, seconded by Cllr Bees that the annual governance statement, as circulated to Councillors, is correct and **agreed**. The document was signed by the Chairman and Clerk.

5. To approve the Accounting Statements for 2025-26.

Proposed by Cllr Davidson, seconded by Cllr Bees that the annual accounting statement, as circulated to Councillors, is correct and **agreed**. The document was signed by the Chairman and Clerk.

6. To approve the Annual Accounts for 2025-26.

Income and Expenditure for both Parish Council and Village Hall accounts were discussed and **agreed**. Proposed by Cllr Bees, seconded by Cllr Sly.

7. To confirm Councillors serving on Working Groups/Other Functions.

Cllrs Rhodes, Shiels and Whiting confirmed their membership of the Working Groups/Other Functions, as listed in the May Council Minutes.

8. Finances:

a) Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – May 2026	£112.52
CW Hygiene Services	Consumables	£66.73

Parish Council:

Timothy Drew	Balance of Wages – May 2026	£311.20
David Gray	Lengthsman – May 2026 Highways	£576.00
David Gray	Lengthsman – May 2026 Parish	£234.00
Greenworks	Mowing – May 2026 (x2)	£2075.54
Greenfields	Installation of Armco barriers in Main Car Park	£4226.28
Pippins Accountancy	Q4 2025-26 VAT, Year Accounts & AGAR	£612.50
DKE Audit Services	Annual Internal Audit for 2025-26	£285.00
RCA Regeneration	Long Furlong Appeal Attendance	£2318.40

All payments above were **agreed**, with DKE Audit Services added to the Clerk's Report.

b) To approve the Financial Report.

The May 2026 bank statements and Scribe Cashbook were **approved**, and it was noted that the first (of 2) Precept Payments for 2026-27 had been received. Discussions are continuing with BT Complaints Specialist, related to Village Hall broadband charges.

9. Planning:

a) For Consultee Approval:

- i. W/26/00890/FUL Land At (OS 9257 3910), Wharf Lane, Bredon's Norton
Use of land for Landscape Gardening business, erection of shed and greenhouse, hardstanding and associated works (Part Retrospective).
No objection, subject to Highways being supportive and Wychavon having no commercial objections. This application is for a more agricultural requirement rather than the commercial nature of the last application, and Council is aware of the Lawfulness issue.
- ii. W/26/00719/FUL Croft Farm Leisure & Water Park, Tewkesbury Road, Bredon's Hardwick GL20 7EE
Use of land as a holiday caravan site for up to 30 caravans, erection of three holiday homes and associated works.
No objection, subject to all other consultees are supportive and Highways and Ecological issues raised being satisfactorily resolved. Other issues considered include screening, the organic growth of the facilities, increases in vehicle movements, adequate parking provision, unsuitability of the land for agricultural use and Bredon's dark sky policy. The applicant has presented to the Council and invited local residents to site visit to allay any concerns. (Cllr Falvey & Cllr Sly abstained).
- iii. W/26/01194/HP Lios Darach, Old Mansion Drive, Bredon, GL20 7JZ
Erection of single storey front extension, installation of window - (Variation of condition 2 Ref. W/25/01654/HP).
No objections, subject to the Conservation Officer being supportive. (Cllr Falvey abstained).

The above comments were **agreed**.

b) Refused by Wychavon:

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

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

c) SWDPR Update.

It is understood there could be issues with the Gloucestershire County Council Highways modelling, as consulted by Inspectors, with viability implications for the Mitton Bank decision. Baseline data is thought to be incorrect and inaccurate and affects all planning approvals since the model was produced. Confirmation is awaited with the consequent implications on both the SWDPR Mitton Bank and AONB in Bredon Parish.

d) Tewkesbury Garden Town (TGT):

See c) above also affecting the TGT.

e) Other Planning Matters:

In addition to the approach to RCA Regeneration relating to the Neighbourhood Plan, the previous consultancy employed will be contacted. Clarity required is also required on the £10k made available for Neighbourhood Plans from Wychavon.

RCA Regeneration represented the Council at the Hearing (Ref:6004222) for Long Furlong, Kemerton Road, Westmancote. Cllr Bradley and Cllr Hardman were in attendance. Incorrect certificates of ownership had been submitted, so the application was unlawful. The Inspector's decision is expected during June 2026.

The Council today received planning application W/26/01161/TDC5 for land at Lower Lane, Kinsham. As Wychavon Planning have refused an extension until 14th July 2026, it was **agreed** to delegate a response to the Strategic Planning Working Group to formulate the Council's Consultee response by 19th June 2026.

Funding from Wychavon, for a future revised Neighbourhood Plan, is to be monitored.

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

No report. Mark Warren's latest Inspection Report has been circulated to Councillors.

11. Drainage, Fencing and Security Project for Playing Field.

Cheltenham Surfacing will return on 12th June 2026 to resolve an area of 'ponding' in the main car park. Lengthsman to be asked to regularly clear the gully in the Eckington Road Car Park and consider installing a 'catch-pit'.

Greenfields have now installed the correct gate in the Main Car Park arrangements are in place to add a locking mechanism.

12. Bredon Bowling Club Lease Negotiation.

A letter from Bredon Bowling Club (BBC), dated 9th May 2026, intended to fully assist the 'Lease Team Councillors' in briefing the full Council at this meeting. Although a professional valuation has still not yet been provided, BBC have set out their lease requirements and the need to extend the negotiation. After discussion, it was **agreed** to extend the date of the negotiation to address the letter contents, arrange for a valuation and request latest accounts from BBC before setting a next meeting date.

13. Natural Networks & Glebe Field Projects.

A resident living adjacent to the Glebe Field has requested an update to the project status. Cllr Shiels explained the timescales and the effects of nature. It is still intended to provide Notice Boards and Picnic Benches at the Glebe Field and seek guidance from RHS Garden at Wisley. It was **agreed** Cllr Shiels would draft a response to the resident and either respond direct or via the Clerk.

14. InPost Locker on Council Land/Premises.

Cllr Sly requested that this item is deferred to July to enable a pending discussion with InPost.

15. Bredon Star RFC Touch Tournament – 4th July 2026.

Cllr Falvey left the room for this Item.

The Rugby Club had written requesting use of the playing field for a 'Touch Rugby Tournament' on Saturday 4th July having already publicised the event on social media. This will be a family event held on the existing rugby 1st XV pitch only, with access to children's play areas, football pitches and other clubs unaffected. Use of Bredon Surgery's car park will assist logistics, and all vehicle movements will be supervised and guided by Bredon Star RFC officials. Refreshments will be supplied by pop-up vendors, so permission to park an ice-cream van and food van on the field is requested.

After discussion, the event was **agreed** subject to Bredon Star RFC liaising with the Bowling and Tennis Clubs and live music in the Clubhouse to stop at no later than 11pm. Charge for pop-up vendors to be charged at £10 per hour of part thereof per vendor.

It was noted that future Sports Club requests for events of this nature, will require at least 3 months advance notice to allow time for discussions and decisions at subsequent Council meetings (actual period to be subject to the scale and nature of the event and relevant planning). Failure to comply with this requirement will result in the Parish Council refusing the request.

16. Progress Reports and Updates.

a) County and District Councillor:

- No report.

b) Police and Defibrillator Report:

- The Westmancote Defibrillator cabinet was opened but with no usage.
- The damage to the paved steps at The Dock, thought initially to be vandalism was caused by a police contractor recovering a stolen motorcycle being recovered from the river. Clerk to contact contractor before starting an insurance claim.
- There were 4 attempted or successful burglaries in the parish during May 2026.
- There are changes to the local police organisation structures pending.

c) Working Groups:

- No update.

17. Correspondence, Progress Reports and Updates for Information.

The Clerk circulated the following correspondence for consideration by Councillors:

- A letter from Richard Foxen advising he is leaving the area and will finish his role cleaning the four wooden bus shelters in the parish.
- Confirmation of the removal of Councillor's home addresses from Register of Interest forms.
- Withdrawal of the 'My Parish' Web Portal in September 2026.
- An update from SafeAvon.

18. Councillors Reports and Items for Future Agenda:

Cllr Falvey raised the following Village Hall maintenance requested quotations:

- Kitchen Gas Cooker Interlock system.
- Windows requiring replacement.

Cllr Rhodes to contact Cllr Hardman regarding the unsatisfactory condition of the Westmancote Grit Bin requesting repair or replacement.

Cllr Whiting raised the condition of the steps in the North-East corner of the Playing Field, the Westmancote dog bin and the hedge (overgrown) the Village Hall.

19. Date of Next Meeting:

13th July 2026

Notes of Public Question Time:

Alan and Martin Newell outlined the history and future plans to expand and grow land at Croft Farm Leisure & Water Park at Bredon's Hardwick. The latest planning application (see 9 a) ii above) is for a caravan site for up to 30 caravans and three holiday homes. Local residents have been invited to site visits, and their concerns were flooding, wildlife and the visual impact, but these had been mitigated. There is no objection from the Environment Agency and Highways had also submitted comments relating to the B4080. Councillors asked specific questions relating to the plans.