

BREDON & BREDON'S NORTON PARISH COUNCIL

The minutes of the Bredon Parish Council Annual Meeting held at Bredon Village Hall on **Monday 13th July 2026 at 7:00pm.**

Present: Councillors: Mr Bruce Anderson, Mr Nick Bradley (Chair), Mr Colin Davidson, Mr Kevin Falvey, Mr Declan Shiels, Mr Rob Sly & Mr Brod Whiting.

In Attendance: Mr Tim Drew (Clerk), Ms Joanne Hill, Mr Will Almond, Mr Thomas Spry & Mr Andy Walker.

1. Apologies for Absence.

Cllrs Mr John Bees, Mr Matt Darby, Mr Andrew Rhodes & Cllr Mr Adrian Hardman.

2. Declaration of Interests.

Cllr Sly declared a non-prejudicial DPI for Item 6 a) vi 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 a Dispensation for Item 6 a) vi to remain in the room during the Parish Council's discussion of this item. This for own information and to understand the implications of this addendum to the application. Also learn from listening to the discourse. This was **agreed**.

Cllr Falvey declared an ODI for Item 9 as Bredon Bowling Club who have an association with Bredon Star RFC. Will not participate in the new Lease negotiation, as Chairman of Bredon Star RFC.

3. To consider the Adoption of the Minutes of the Meeting held on Monday 8th June 2026.

These minutes were **agreed**.

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

Cllr Anderson confirmed his membership of the Assets Working Group and Transport & Organisations Working Group.

5. Finances:

a) Invoices to be paid:

Village Hall

Jo Lomasney	Balance of Wages – June 2026	£208.88
Kevin Falvey	Kellaway – purchase of Toilet Cistern	£30.55
Wychavon	VH Premises Licence	£180.00

Parish Council:

Timothy Drew	Balance of Wages – June 2026	£334.65
David Gray	Lengthsman – June 2026 Highways	£576.00
David Gray	Lengthsman – June 2026 Parish	£216.00
Greenworks	Mowing – June 2026 (x3)	£3113.32
Wychavon	Clean & Empty 4 x Dog Bins	£480.58
Wychavon	Clean & Empty Dog Bin (Kinsham)	£120.14

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

b) To approve the Financial Report.

The June 2026 bank statements and Scribe Cashbook were **approved**, and the Clerk confirmed transfer of funds from the Lloyds Savings account would cover payments to Cheltenham Surfacing and Greenfields, prior to receipt of Section 106 payments.

6. Planning:

a) For Consultee Approval:

- i. W/26/01268/HP Aberpennar Cottage, Back Lane, Bredon, GL20 7LH
Erection of a timber-framed single-storey rear extension to form a garden room - (Variation of Condition (2) of Ref W/26/00436/HP).
No objection. subject to the Conservation Officer being satisfied.
- ii. W/26/01161/TDC5 Land At (OS 9314 3555), Lower Lane, Kinsham
Technical Details Consent following Permission in Principle for 1 self-build bungalow dwelling under reference W/26/00383/PIP.
This application was received too late to be on the agenda at the June meeting and a request to extend the consultation end date until after our July meeting was refused. Objection to this application when submitted as a PIP. This to be treated as a full application, although no technical details. Not in character with the area and conflicts with Neighborhood Plan. Letter of objection submitted 9th July 2026.
- iii. W/26/00800/HP Clows Top, Cheltenham Road, Kinsham, GL20 8HP
Erection of outbuilding (retrospective).
No objection, subject to the Environmental Officer being satisfied.
- iv. W/26/01207/HP The Gateway, Back Lane, Bredon, GL20 7LH
Conversion of existing attached garage with new pitched roof above. Replacement roof covering and installation of 32 inroof solar panels.
No objection, subject to the Conservation Officer being satisfied.
- v. W/26/01264/HP 10 Hill Close, Westmancote, GL20 7EW
Two storey front & side extension, single storey rear & side extensions.
No objection subject to appropriate materials being used for the extensions. Although a large extension, the Council do not consider this to be over development due to the large plot size and no near adjacent properties.
- vi. W/25/00596/OUT Land At (OS 9140 3472), Tewkesbury Road, Bredon's Hardwick
Environmental Statement Addendum – Mitton B. 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.
Objection to this application maintained. In respect of the Environmental Statement Addendum the submission of a 'Joint Masterplan Curlew Mitigation Measures', does not address the matters raised at the Local Plan Examination relating to this site, the adjacent SPA and the impact on Curlew. During the Local Plan Examination process the SWDP highlighted the deficiencies in the HRA prepared and submitted by the Applicant. The SWDP team commissioned Lepus Consulting to undertake limited observations of Curlew. The work undertaken by Lepus Consulting does not address the deficiencies in the Applicant's work. A robust environmental evidence base should be provided, upon which to decide the application. (Note: to mitigate, a buffer zone should be planted along B4080. Natural England should be lobbied and Environment at Slimbridge contacted. A lighting strategy is also required).
- vii. W/26/01381/FUL Cherry Tree Cottage, Lower Lane, Kinsham, GL20 8HT
Full planning application for the erection of a single bungalow dwelling (C3), including associated residential amenity space, landscaping, parking and access.

Objection to this application when submitted as a PIP. No technical details provided. Not in character with the area and conflicts with Neighborhood Plan. Submit similar objection to W/26/01161/TDC5 (6 a) ii above).

- viii. W/25/00832/FUL Land At (OS 9287 3783), Eckington Road, Bredon
Additional information to address Highway Authority comments (dated December 2025) recommending deferral of the application as follows: a) highways technical response note, which includes a new access layout, visibility splay b) tracking plans and the stage 1 road safety audit; and c) revised site layout and corresponding tree constraints plan.

Objection, as set out in our letter dated 15 July 2025 and maintained. In addition, we now have the benefit of noting the content of the Technical Submission made by Mr Powell (20 July 2026). Also, the County Councils Highways Department response (14 July 2026), indicates that the proposed application is unable to address highways safety concerns and issues. (Note: there is no mention of the safety impact of the dip in road from Highways. Cllr Adrian Hardman to be asked to discuss with the Officer to close this application).

The above comments were **agreed**.

- b) Approved by Wychavon:

- i. W/26/00572/LB - Tudor Cottage, Manor Lane, Bredon's Norton, GL20 7HB

- c) Withdrawn:

- ii. W/26/00748/HP True Blue Farm, Lower Lane, Kinsham, GL20 8H

- d) Appeal Refused:

- i. 6004222 Land at (OS 9352 3714), Kemerton Road, Bredon, GL20 7EN, Ref: W/23/02524/FUL

Gavin Greenhow of Wychavon Planning advised the following in an email response to Cllr Darby on 17/06/2026:

No further response is required because the Inspector turned this further information/correspondence away (i.e. the retrospective serving of Notice on landowners was not allowed by the Inspector).

The appeal is now determined (i.e. the decision was that it was not validly made and hence no decision to either allow or dismiss it could be made). A new appeal cannot be re-submitted under the same planning application.

It may be that the site/location plan will need to be amended if/when a new planning application is submitted. This may also affect which landowners need to be served notice of the application if their land is excluded from the application site.

- e) SWDPR Update:

No update. See Item 9 a) vi above.

- f) Tewkesbury Garden Town (TGT):

Next Oversight Board meeting in 2 months. Additional Cumulative Developments now circulated on Application Portal.

- g) Other Planning Matters:

There have been Topographic Surveys conducted in Oak Lane. This matter has been referred to Cllr Hardman to monitor.

Peter Whitehead provided an email update relating to the Environmental Agency's request for additional information and this has now triggered a further request for information by the Council's Archaeology Advisor.

Cllr Hardman also requested a list of enforcement cases still open in Bredon Ward from Wychavon Planning and this was circulated to Councillors.

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

The steps next to the slide need repairing and the Wooden Gazebo has been vandalised. These will be referred to the Lengthsman to review.

It was **agreed** to proceed with providing another Picnic Bench adjacent to the Play Area. BCPR to provide a marked-up map showing the location. Also, consideration to be given to ordering with benches for the Glebe Field.

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

Greenfields have a delay in delivering and installing the gate for the Eckington Road car park. The Main Car Park still awaiting the gate locking mechanism. Signage relating to liability has now been purchased.

9. Bredon Bowling Club Lease Negotiation.

Cllr Falvey left the meeting for this item.

Council will be formulating a letter to send to Bredon Bowling Club (BBC), responding to the points raised for them to forward to their solicitors. It was **agreed** to update the Sedgwick Valuation from 2022, to include Car Parks and Play Area, at £550 + VAT.

10. Village Hall Gas Interlock & Window Replacement.

Cllr Falvey received an estimate for £2,800 for the Kitchen Cooker to satisfy regulations (cut-off switches). Alternative cooker replacements to be investigated, e.g., Induction Hobs.

Window Replacement options, for the east side of the Village Hall (back of Chandler Room Stage), are being sought.

11. Damage to the Paved Steps at The Dock.

An incident at The Dock, Bredon, on or around 20th May 2026, left the steps in a very precarious and dangerous condition. A motorbike was reported to be in the River Avon at The Dock and after an initial investigation by the Police, they instructed Auto Support to recover the bike.

Auto Support denied any liability, but two responses from the company were contradictory and demonstrated their probable involvement. It was **agreed** that the Clerk to write and request their insurance details for a claim. Cllr Falvey to request a repair estimate from Washbourne Builders who last refurbished the steps.

12. Progress Reports and Updates.

a) County and District Councillor:

- No report.

b) Police and Defibrillator Report:

- The Parish priorities have been submitted to Evesham Rural North Police.
- Police Surgery scheduled for 16th July at 12:00pm.
- Police Speed Van has been regularly present in Kinsham. Police to be asked to arrange a greater presence in Bredon and Bredon's Hardwick.
- The WCC grant for Blood Kits will require us to provide larger cabinets to co-locate with defibrillators.

c) Working Groups:

- No update, although Strategic Planning need to meet w/c 20th July 2026, and meeting dates from September will be scheduled.

13. Correspondence, Progress Reports and Updates for Information.

The Clerk circulated the following correspondence for consideration by Councillors:

- A first edition of 'Bredon News' will be published in early September. This is a monthly publication provided by Hughes Printers of Pershore to several Councils in South Worcestershire. The monthly content deadline is 15th of the month.
- A Unity Trust Bank application is being progressed.
- The BT Billing correction has now completed.
- The Openreach Pole has now been repositioned on the Green Space at Wellington Gardens.
- Rob Jeal's request for a Memorial Plaque on an existing bench next to the rugby pitch was **agreed** and permission to refurbish the bench and one adjacent bench was approved. Clerk to respond.
- It was **agreed** to cut back a tree on the Green Space at Wellington Gardens which is encroaching onto a property in Glebeland Drive. Cllr Falvey to chase Matt Hale and request quotation.
- Cllr Shiels has provided an update on the Glebe Field Update in response to an adjacent resident's request. The back edge of the field needs to be cut-back and the future of the boundary determined.
- A decision on installing an InPost locker is deferred until a suitable location is identified.
- The National Charities Trust energy renewal.
- The 2025-26 Annual Internal Audit Report.
- Details of Local Government Reorganisation and Environmental opportunities to be held in September.
- Wychavon Social Media Guidance for Councillors 2026.
- Worcestershire CALC's Community Emergency Plan.
- SafeAvon Analysis of Q1 Sewage releases around Tewkesbury Town.

14. Councillors Reports and Items for Future Agenda:

Cllr Falvey raised the following Village Hall maintenance issues:

- The Benches in The Courtyard need replacing.
- Outside lighting to be repaired together with a strip light in the Chandler Room store.

Cllr Falvey stated the decision on the Unitary Authority was expected in days with Worcestershire likely to be split into North and South.

Cllr Davidson asked for progress of Rates Reviews, which Cllr Bradley will follow up.

Cllr Shiels asked that 'Bredon News' be a regular Agenda item.

Cllr Shiels asked that the Mowing Tender from 2027 be an October Agenda item to include areas to cut on Cheltenham Road.

Cllr Shiels asked that Grants for Heating be an October Agenda item.

15. Date of Next Meeting:

10th August 2026

Notes of Public Question Time:

Mr Pyke provided an explanation relating to Planning Application W/26/00800/HP Clows Top, for which the front of the property is the garden as no rear aspect.

Mr Almond, Mr Spry & Mr Walker outlined and discussed their position on the issues around Planning Application W/25/00832/FUL and stated Highways are now recommending refusal.