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Great Comberton Parish Council

Extraordinary Meeting of the Parish Council - Minutes Monday 23rd February 2026, 6.30pm Village Hall

Parish Councillors Present: K Collingwood (Chair), S Hamilton, (Vice-Chair) A Lavelle, G Hodgson & M Lolley.
District Cllr B. Hardman.

Clerk/RFO: Nicola Harding

In attendance: 24 parishioners

1. Apologies: There were none received.

2. Declarations of Interest: There were no declarations.

3. Parishioner's Comments: A parishioner requested clarification about how the resurfacing of Quay Lane had been funded. It was confirmed this was completed by WCC Highways & not initiated by the Parish Council.

A parishioner requested confirmation on whether the Parish Council had any input into the number of units within application W/25/00444/FUL and if a reduction had been requested. The planning process was confirmed by the local Ward Member and that the Parish Council had no option to request a reduction within this process.

It was confirmed that two major concerns relating to the planning approval remain sewage and the visual impact upon the village. Severn Trent have made several checks of the smells reported within the Parish when the site is in use, timings of which are not usually known in advance. It had been recognised that there is a problem regarding odours and parishioners were reminded of the importance of continuing to report all incidences along with visual detail if applicable, to the Clerk.

Action: Continue report log to build up a case file.

For the benefit of those present, the Chair of the meeting provided a summary of the history of the Bredon View application, from the initial public presentation, extraordinary Parish Council meeting, responses from the Parish Council & the final approval of the application following two meetings of WDC's Planning Committee. Subsequent to this approval, the local Ward Member & Chair of the Parish Council had met with the planners at WDC, requesting oversight of the 28 new Conditions attached to the latest application. It was confirmed that breaches of the original conditions had been reported to WDC Enforcement Team and ongoing sewage smells had been, and continue to be, reported to Severn Trent. Incidences had also been reported to Environmental Health & WCC Regulatory Services, however it was advised that a named Severn Trent Liaison Officer was now the point of contact for further communications. Cllrs have also been made aware of a senior Severn Trent officer to direct their concerns to on behalf of the Parish.

The purpose of the meeting was confirmed – to establish a clear understanding of how the Parish Council intends to approach the new Planning Conditions & a system by which these will be checked and adhered to.

4 & 5. Bredon View Holiday Park Application W/25/00444/FUL:

Conditions on Allens' recent application and responses received from WDC Planning Enforcement Manager regarding breaches were discussed. The Chair considered each of the new Conditions in order for Cllr's consideration and the following was noted and agreed for the following specific conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

It was confirmed that the three-year period commences once all 26 conditions are discharged for the additional units & after ratification of the Section 106 agreement by the local authority.

It was reminded that only when scheduled upgrade works are completed at Crophorne, anticipated in the period 2030+, do Severn Trent expect the works to be able to accommodate the full Bredon View development. It was noted that Severn Trent consider the problem to be the treatment works as opposed to the village itself at present.

4. No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing.

It was agreed that although this is not a major issue of concern, the Council would request further details of the written scheme and the findings of their investigation.

5. Prior to the commencement of the development, full details of a scheme for the provision of foul drainage for the site shall be submitted to and approved in writing by the Local Planning Authority.

It was agreed to continue to lobby Severn Trent regarding the Council's concerns and incidents reported. It was noted that within this condition there is no mention of smells, however this can be addressed if classed as a statutory nuisance via the Environmental Protection Act 1990. Once this condition is signed off by WDC, the condition is solely within the control of Severn Trent, therefore it was agreed that it

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is vital to establish:

- (i) how the Parish Council will monitor the situation &
- (ii) exactly who & when a ST case officer will make the final decision in this regard. It was confirmed that the Chair had requested this contact from WDC but this information is still unavailable. Severn Trent have indicated that the new flow rates from the site will not increase and Bredon View assert there will be no change in their output once the units increase when they currently pump, however Cllrs agreed it was essential to try to get oversight of this decision and propose a solution before it is ratified by the local authority.

Attention was drawn to Severn Trent correspondence noted on the planning portal after the planning committee meeting, as key information that Cllrs were unaware of, not acknowledged at the committee meeting. It was reminded that Cllrs are volunteers trying their best to find a solution to this issue of concern, therefore villagers and Cllrs alike should work collaboratively in an attempt to find a satisfactory solution.

It was noted that the Parish Council should establish if it is legally possible to see Severn Trent's report to WDC and be involved with its contents, as there had been an agreement at the first planning committee meeting in January 2026 that the Parish Council could be involved in the discharge of this condition. District Cllr Hardman agreed to request this, but stressed that professional data is required to back up the Council's concerns. It was confirmed that technical data had been calculated by two parishioners, however the meeting agreed that employing the services of a professional is an important next step, as WDC & ST are more likely to respond favorably to a statutory professional. It was also agreed that Severn Trent should ideally consider an alternative solution to the foul drainage scheme, given the increase in units approved on top of an existing problem, as a 'moral obligation to the Parish', noted by a planning committee member.

Potential involvement of the press was discussed to raise further awareness of the issues, however a Cllr commented that despite the Parish Council's best efforts to discharge their responsibilities within the correct parameters & constraints, a village body may be a suitable means of initiating a campaign, with a more successful lasting impact.

The discussion was concluded and the following actions agreed:

- Establish who makes the condition decision at Severn Trent: *Cllr Collingwood*
- Source and consider crowd funding for the services of a qualified civil engineer to represent the Parish: *Parish Councillors*
- Request Council involvement with the discharge of this condition with WDC: *Parish Councillors*
- Request to see all reports from WDC as received: *Parish Councillors*
- Consider future publicity/village petition regarding the issue of sewage smells: *To be reviewed*

6. No works or development shall take place until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority.

As this is a problem of concern, Cllrs agreed to request to look at this plan and Cllr Hardman advised parishioners to take photographs and date any issues to collate as evidence.

7. Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.

It was agreed to request more detail in this regard, to minimize visual impact upon the village.

8. Notwithstanding the submitted drainage strategy, no works or development shall take place until a scheme for a Surface Water Drainage Strategy for the proposed development has been submitted to and approved in writing by the Local Planning Authority.

This is not advertised on the planning portal, therefore it was agreed to request involvement of the Parish Council to be made aware in advance, potentially for discussion at a future meeting. It was reiterated that involvement with the Parish Council was assured by the planning officer at the first planning committee meeting and to seek written confirmation in this regard.

9. Prior to the commencement of development, a Habitat Management and Monitoring Plan (the HMMP), has been prepared in accordance with the approved Biodiversity Gain Plan and the approved landscape scheme, submitted to and approved in writing by the Local Planning Authority.

It was acknowledged that the Parish Council should understand the contents of this plan in order to undertake future monitoring.

10. Prior to the commencement of development a Phasing Strategy setting out the phasing of development across the approved site shall be submitted to and approved in writing by the Local Planning Authority.

This is dependent upon the number of units sold & Cllrs agreed with first utilising the available locations closest to the central community building and extend outwards towards the edges of the site as the development progresses.

11. The Development hereby approved shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority.

It was agreed that it is essential to see this and to stress that the Council propose no HGV's though the village once development commences.

12. Prior to the commencement of development an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority.

No views were shared.

13. Prior to the commencement of development a Nuisance Management Plan detailing the proposed measures to minimise, monitor and mitigate emissions of noise and dust during the proposed development works shall be submitted to and approved in writing by the Local Planning Authority.

It was considered essential that Cllrs have involvement with this condition.

15. Within one month of the commencement of the development hereby permitted, details (type and location) of bat roosting, bird nesting and invertebrate boxes and other features, such as refugia and hibernacula shall be submitted to the Local Planning Authority.

Access will be required to make necessary checks that these are in place.

16. With the exception of details required by other conditions, the details set out in the submitted Water Management Statement and Flood Risk Assessment dated July 2025 shall be fully implemented and remained thereafter, prior to the first occupation of the development hereby permitted.

Details required, as per the plan.

21. The development shall be carried out in strict accordance with the submitted lighting strategy set out on plans Proposed Lighting Plan.

It was agreed that this requires action and attention.

26. No person or group of persons shall occupy the holiday accommodation hereby permitted for more than 28 days' consecutive days at a time and no same person or group of persons shall occupy the accommodation for more than 156 days in any one calendar year.

It was confirmed that a FOI request had been submitted to WDC as Bredon View Holiday Park are required to keep a register of occupants & that Condition 26 is a new requirement enforced by WDC and may therefore be tested. It was noted that this condition impacts upon the village, as there could be several weekly turnovers in occupancy. This concern has also been drawn to MP Baldwin and Huddleston for their attention and a response is pending. It was confirmed that the first approved 81 units are subject to the existing permissions, whilst the subsequent 145 will be subject to the new condition. It was also noted that some of these units are rentals as opposed to private occupancies.

Action: It was agreed that no further input is necessary, however this should be monitored closely.

Cllr Lavelle requested how the Parish Council will monitor these conditions, given the frequency of Parish Council meetings, in order to keep aware of progress in a timely fashion. A proposal to set up a working group was therefore suggested. It was agreed that a Cllr lead on this would be positive and Cllrs Collingwood, Lavelle & Lolley could consider this. In order to operate within the correct framework, this would need to be approved at the next full council meeting and Terms of Reference agreed. Following the meeting, the Clerk checked guidance in this regard from Worcs CALC for clarification & Cllr's information.

Action: Cllrs to consider at the May meeting.

6. Village Communications

Attention was drawn to important emails on behalf of the Parish Council requiring village circulation & a potential back-up which had been previously considered. It was noted that when the new Parish website has been set up, as approved at the January 2026 meeting as part of the new Data & Digital Compliance assertion in the 2025/26 Annual Return, there will be a facility for residents to sign up to receive updates and automatic email alerts whenever the Parish Council publishes news items as a way of addressing this. Cllr Hamilton had checked the formal quotation provided by the approved registrar and Cllr & Clerk gov.uk emails can now be actioned.

Action: Clerk to forward quotation approved at the January 2026 meeting for Cllr information; request action to initiate with Parish Council Websites.

7. Items for future consideration: May 2026 Annual Meeting of the Parish Council

Road safety & Working Group to monitor Planning Conditions.

8. Date of Next Meeting: Monday 11th May 2026 at 7.00 pm

Signed

Date.....

Chairman