**DIDDLEBURY PARISH COUNCIL**

**Chairman: Cllr D Hedgley**

Clerk: Mrs Jean de Rusett, The Grange, Leinthall Earls, Leominster, Herefordshire HR6 9TS Tel: 01568 770640 "e" mail address: [diddleburypc@gmail.com](mailto:diddleburypc@gmail.com)

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**MINUTES**

**Of the Parish Council Meeting**

**held on Wednesday 23rd November 2016, 7.30pm at Westhope Village Hall**

**131/16: Present and apologies for absence**

Cllr. D Hedgley, Chairman, Cllr. M Thomas, Cllr. R Povall, Cllr. K Worthington, Cllr. S Thomas, Cllr. S Povall, Cllr. A Watson, Cllr. T O'Boyle,

**Apologies**

Apologies were accepted from Cllr. M Fowler.

**In attendance**:

The Clerk Mrs J de Rusett, Unitary Cllr. C Motley and five members of the public.

**132/16: Declarations of Interest relating to this meeting.**

Members are requested to declare any Disclosable Pecuniary Interests they may have in matters to be considered at this meeting in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Councillors R and S Povall made declarations of interest in planning application 16/04956/FUL and took no part in the consideration of this application.

**133/16: Public involvement session:**

No matters were raised at this juncture. Some members of the public were present in respect of the planning applications and raised their views or gave assistance under planning.

**134/16: Approval of the Minutes of the Parish Council Meeting on 26th October 2016**

The Minutes of the Parish Council Meeting held on 26th October 2016 had been circulated prior to the meeting. The Minutes were amended by the deletion of the last two lines in paragraph 125/16/1 and an amendment to 126/16/2. Cllr. R Povall **proposed** that the amended Minutes be approved as a correct record, Cllr. Worthington **seconded** the proposal: with one abstention the members **voted to approve** the Minutes and they were duly signed by the Chairman.

**135/16: Matters arising from the Minutes of the Parish Council Meeting of 26th October 2016 not dealt with elsewhere on the Agenda**

125/16/1 - Highways problems at Seifton Bache.

The Chairman advised he has spoken to Chris Jackson of Highways who is sorting the problem out with assistance from Cllr. Ian Steele of Culmington Parish Council.

125/16/3 - PPSG

The Chairman raised the issue of the allegation made by Mr Cooper that DPC's failure to responded to consultation requests had resulted in the Place Plan being misrepresented in SAMDev. He has raised the allegation with Unitary Cllr. Motley discussing the revisions due to be made to SAMDev. Guidelines are being sought to ensure that market towns don't predominate to the detriment of rural communities. Cllr. Motley will hold a meeting in due course to discuss the principles and, if needed, a meeting with Mr Cooper and the Chairman.

127/16 - Footpath No. 20

The Chairman has spoken to John Farley: the landowners have refused permission for stone chippings to be laid on the footpath or around the kissing gates/stiles: the landowners were also displeased that a hole had been made in the hedge. The school are still adamant that the gate adjoining the footpath onto the school yard will not be re-opened on the basis that OFSTED only allow a restricted number of openings onto a school premises. Cllr. O'Boyle objected to this stance as it is safer for the children to enter the school straight from the footpath. He requested the Chairman to raise the matter with the school again. Cllr. Watson asked whether the landowners could be approached to see if they would allow bark chippings around the kissing gates at least as those areas get so muddy: the Chairman will ask Mr Farley to raise this request with them.

Cllr. Watson pointed out that not all the stiles had been replaced: two remain, one of which is broken.

**136/16 - Planning Applications**

136/16/1 - 16/04746/FUL: Application by Mr P Gravestock for the erection of a two-bedroomed detached open market dwelling on land adjacent to Corfton Barn, Lower Corfton SY7 9TF.

Mr and Mrs Gravestock attended the hearing to assist the councillors.

The Chairman had checked the planning portal. There were the usual concerns raised about the proposed drainage system by SUDS. Neighbours had objected to the application on the basis of the very modern design which is out of context with the surrounding mix of properties, and the inappropriate materials proposed. The objectors had suggested the Parish Council was focussed on amassing CIL by supporting developments, to the detriment of the hamlet of Lower Corfton. The Chairman will contact the objectors advising this not the case, pointing out that the biggest potential generator of CIL was an application the Parish Council had not supported.

The councillors accepted the application was infill, in the cluster and was sustainable. Mr Gravestock advised the access to the property posed no highways hazard, that the property would be extremely eco friendly and that the building materials would be sourced from local sustainable sources. Although the plans showed the property to be red, that was an error and it would in fact quickly tone down to grey and thus would harmonize with the area.

Councillors were concerned that the property was not aligned parallel to the highway, as all existing properties are and that the very modern barn style design was completely out of character with the existing vernacular style of Lower Corfton, where stone and timber framed houses predominate.

Cllr. S Thomas **proposed** that the Parish Council should not support this application, that the property's alignment to the highway was unacceptable and that design of the property was completely out of character with the existing housing mix in Lower Corfton.

Proposal **seconded** by Cllr. M Thomas and **carried** by a majority vote.

136/16/2 - 16/04956/FUL. Application by Mr & Mrs F Povall, Bouldon Farm, Bouldon for the demolition of 3 & 4 Bouldon Farm Cottages and replacement by a single open market dwelling with detached garage/office building.

The applicant's son Mr Richard Povall attended to assist the councillors.

The Chairman had checked the planning portal. There were five comments from residents, all strongly supporting the application. The Environmental Survey recommended the demolition be carried out between October/May and that the garage/office be erected first to provide a home for bats. The Empty Homes criteria supported bringing the properties back into use. The application therefore had widespread support.

Cllr. O'Boyle was concerned that construction materials were brick and wood, rather than brick and stone. He asked whether it was intended to use harsh red urban style bricks. Mr Richard Povall responded that they are sourcing a mellow type of brick.

Cllr. Worthington **proposed** that the Parish Council strongly support the application and raise no objections to it: proposal **seconded** by Cllr. Watson and **carried** by an unanimously by those members entitled to vote.

136/16/3 - 16/04749/FUL. Application by Mrs H Horne of Harp Farm, Heath for the formation of a tennis court (being a revision to the siting for the tennis court granted under application 16/01558/FUL) to include change of use to domestic land, at Corfton Manor, Lower Corfton, SY7 9LD.

Councillors considered this application at length. The tennis court was now proposed to be on an area of land which was previously agricultural: it would now overlook adjoining properties and is close to the existing footpath. There were no objections on the planning portal, only provisos that an archaeological survey will be done and the tennis court must not abut the footpath.

Mr Kirk, an adjoining owner, stated the application should be a retrospective one as the work had been carried out before the application was even validated. The new site was not as suitable as the original as it caused privacy issues. He was also concerned about a new access road, which had the potential to cause flooding to an adjoining property. Cllr. O'Boyle was concerned that the historic metal entrance gates, estate fencing and kissing gate had all been removed, despite Corfton Manor's Grade II listed status.

After discussion Cllr. O'Boyle **proposed** that the Parish Council supports the application subject to conditions being imposed that there be no artificial lighting to the tennis court and that it be screened from adjoining properties by suitable hedging. It was further **proposed** that the planning officers be required to ensure that the original metal gates, fencing and kissing gates be reinstated and any potential flooding hazard created by the new access road be investigated and if necessary ameliorated. **Proposal seconded** by Cllr. R Povall and **carried** by a majority vote.

**137/16 - Reports**

137/16/1 - Chairman's Report

The Chairman reported on his parish council activities for the past month. He had completed and submitted the necessary forms to BT seeking retention of the telephone kiosks in the parish. He had discussions with Chris Jackson of Highways about the Seifton Bache problems and the Wheeler's Oak problem. He had discussed with Sara Thompson DPC material appearing on other websites. He had spoken to Luke Ashley about the Bouldon application and to Mr Cooper about the PPSG/Parish Plan misrepresentations. He had obtained a wreath and represented the Parish Council at the Remembrance Day services. He has discussed the gate/footpath issue with the school again and had spoken to the EMO about a broken drain cover in Bouldon. He also gave a round-up of RSN news.

137/16/2 - Unitary Cllr. Motley's Report

Cllr. Motley raised a number of issues:

She asked DPC members to read the email publication Sustainability Transfer Plans of the NHS - it is all about the future of health services in Shropshire which are being rushed through without any consultation.

She has been in discussions with Ian Kilby, head of planning at SC and raised some issues: She asked that members read a guidance note about enforcement action which is being circulated by email - and to let her have any comments.

The planning consultation process is being changed: Parish Councils are to be given 31 days to raise comments on planning applications rather than the existing 21 days. However, paper copies of plans and applications will no longer be sent to parish councils free of charge - if a paper set of plans is required, a charge of £12 will be levied. The Clerk enquired why the planning fee charged to applicants does not cover the cost, and if it does not why the applicants themselves can't provide the parish council with a set of their plans. Cllr. Motley will raise this suggestion with Mr Kilby.

Cllr. Motley will be on BBC TV 6pm news next week, speaking about affordable housing on location at Abdon.

She attended the Country Council Network's AGM last week, at which the Rt. Hon. Sajid Javid was given a hostile reception on the issue of funding for elderly care: Lancashire Council believe they will be insolvent next year due to the burden of elderly care.

She will be attending the RSN AGM shortly - their workload is now huge as they will be the voice for rural communities in the BREXIT negotiations. She will also be attending the Rural Health Conference in London in January. She had chaired the recent LJC meeting in Craven Arms and gave a round-up of the issues raised.

The Chairman asked about the pupil premium and a proposal that fairer funding should only go to schools with under 70 pupils - which he had heard at a conference. He understood SC are saying schools with less than 200 pupils are not sustainable. Cllr. Motley advised this was government policy. As for fairer funding for schools with under 70 pupils, she had not heard of this: the Chairman will send her further information.

137/16/3 - Flood Action Group Report

Cllr. O'Boyle reported on a recent multi-agency meeting and confirmed that flooding surveys and works continue to be carried out. Mr R Hughes of Larkfield Farm had suffered a flooding incident on 21st/22nd November. Cllr. O'Boyle confirmed a water monitoring gauge has been set up in Diddlebury and can be accessed on-line - the password is available from Mr Geoff Neden.

137/16/4 - Diddlebury Village Hall

Cllr. O'Boyle reported that work on the village hall is continuing.

137/16/5 - The Buzzard mini-bus service

Cllr. Worthington reported that three Buzzard drivers have retired recently, as a result of which the Bridgnorth service has had to be cancelled. The service is now desperate for new additional drivers. Drivers need a B1 or D1 category on their licence. There is a half-day course to be undertaken, at no cost to potential recruits.

**138/16 - Highways & Environmental matters**

The Chairman reported that a schedule of works had been emailed to the EMO, Mr Ulyatt, and he is actively working through it.

The Chairman had responded to an email from Mr Geoff Neden concerning recent flooding including around Patch House, Peaton Strand in which three cars were stranded. It was agreed that depth markers need to be installed adjacent to areas prone to flooding to warn drivers of the depth of water.

**139/16 - May 2017 Elections**

The Clerk reported on three election issues.

First, DPC's May meeting was scheduled for 24th May 2017, but this will have to be changed to either 10th or 17th May, as the meeting has to be held within 14 days of the elections, which will take place on the 4th May 2017. It was agreed to change the date of the May meeting to 17th May 2017.

The Parish Council may have to bear the whole cost of the election as Shropshire Council will no longer be subsidising the cost. As yet no figures are available for the likely cost, which will be payable in April 2018.

Nomination forms have to be hand-delivered to Shropshire Council by no later than 4pm on the 4th April 2017 at either the Shirehall in Shrewsbury or at yet-to-be-nominated points in Ludlow or Bridgnorth. It is no longer possible to email or post nomination forms.

**140/16 - Correspondence and Communications**

The members considered the following items of correspondence:

1. 3.10.16 - email from Lisa Bedford advising that the Outdoor Partnership Team, of Shropshire Council will be sending planning policy reviews for Public Open Spaces which they wish us to include on our November agenda, when a questionnaire and review document will be provided for our immediate completion.

7.11.16 - update from Lisa Bedford. Neither the review document nor the questionnaire are yet available.

09.11.16 - an email and survey document was sent by Mr N Healy of Red Kite Network which may or may not be connected with the matter Lisa Bedford contacted us about. We are asked to consult a map of all the open spaces within Shropshire on http://shropshire.gov.uk/maps/Sires/embPPG17

asking us to check our parish and see if any open spaces have been omitted or are shown incorrectly.

This was circulated to members by email. The Clerk has no knowledge of what open spaces exist in the parish and asks members to check the map.

2. SALC - Agenda for meeting on Thursday 24th November 2016 at the Shrewsbury Room, Shirehall, Shrewsbury -

Town & Parish Council Forum - to discuss transfer of assets from Shropshire Council to Town and Parish Councils - chaired by Cllr. C Motley

3. 04.11.16 - Update on Broadband provision consultation process from Connecting Shropshire. To read the public consultation outcome go to http://conectingshropshire.co.uk/public-consultation-outcome.

4. Planning application 16/04246/FUL - Lydehole Farm, Upper Hayton, SY8 2BB - application to construct an outdoor menage/riding arena, to include post and rail boundary fencing.

Planning permission granted 11th November 2016

5. 20.11.16 - letter and enclosures from DPC to MFG solicitors.

6. 21.11.16 - Email SALC re transfer of assets from Shropshire Council to Town and Parish Council, with letter from Worthern & Shelve Parish Council to Shropshire Council calling for a referendum on the subject.

7. 14.11.16 - communication from Shropshire Housing Group - with details of how to access their annual report (www.shropshirehousinggroupco.uk/pulications) and an advertisement for a new Board Member.

8. 21.11.16 - email query from Mr C Martin enquiring about the flow gauge at Diddlebury, asking if the monitoring results can be viewed by the public.

Query passed to Cllr. O'Boyle for a response: response passed to Mr Martin.

**141/16 - Finance**

141/16/1 - Finance Report and cheques to be authorised.

Balance of **Precept Funds** brought forward from 26th October 2016 **£7,608.53**

**Less: cheques to be authorised for payment on 23.11.16**

1. Clerk’s net salary for November 2016 £143.40

2. HMRC – PAYE on Clerk’s salary for November 2016 £ 36.00

3. Clerk’s expenses for November 2016 (itemized below) £ 46.37

Total deductions from Precept Funds for November 2016 £225.77 £ 225.77

**Balance of Precept Funds carried forward to January 2017 £7,382.76**

Cllr. R Povall **proposed** that the Finance Report be accepted and the cheques be authorised for payment: proposal **seconded** by Cllr. T O'Boyle and **carried** by an unanimous vote.

**Clerk's expenses for November 2016**

1. November 2016 contribution towards

telephone and Internet expenses £10.00

2. 12 x 1st class Postage stamps £ 7.68

3. 1 x HP364 black in ink cartridge & 1 ream white A4 paper £10.09

4. Travelling expenses claimed @ 30p per mile

07.11.16 - to Culmington Village Hall for Clerk's Meeting

18 miles (cost shared with Eaton & Hope Bowdler PC)

23.11.16 - travelling expenses to Westhope for PC Meeting

- 44 miles

Total mileage - 62 @ 30p £18.60

Total expenses claimed £46.37

**Total funds held by Diddlebury Parish Council after this meeting**

**1.** Balance of Precept Funds c/fwd to January 2017 **£ 7,382.76**

**2.** Highways & Environment Grant funds b/fwd £4,398.52

**Less:** Invoice No. 29 dated 18.11.16 from Mr Ulyatt £ 65.00

£4,333.52 **£ 4,333.52**

**3.**  Other ring-fenced sums held in Diddlebury PC’s Account

* **Corvedale Youth Club** **£ 650.39**
* **Diddlebury Flood Action Group** **- bal. b/fwd £ 77.56**

**Less**: Claim by G. Neden dated 28.10.16 £ 67.99

£ 9.57 **£ 9.57**

* **Balance of Donations for** **War Memorial** **b/fwd £105.13**

**Less:** Wreath for 11.11.16 (cheque payable to

Cllr. D Hedgley**)** £ 20.00

£ 85.13 **£ 85.13**

* **Balance of Transparency Code Funding Grant** c/fwd **£ 1,371.40**

**Total of DPC funds c/fwd to January 2017 £13,832.77**

141/16/2 - Bank statement/Cash Book verification

Cllr. R Povall verified the Reconciliation of the Cash Book with the HSBC bank statement no. 289 dated 14th November 2016.

141/16/3 - Initial Consideration of 2017/2018 Precept Budget

The Clerk had prepared and circulated a draft Precept Budget to the members for consideration: the Precept Budget has to be fixed at the meeting on 25th January 2017.

The draft proposed a Precept of £4,127.80 for the administration of the parish council in 2017/2018. Members to consider the draft budget in readiness for the January meeting.

**142/16 - Any Other Business (for dissemination of information only)**

Cllr. R Povall had heard a rumour that the school wants to tarmac over the playing field. The Chairman confirmed this had been considered for security reasons and to solve parking issues and the loss of the children's play facilities on the occasions when the playground is used during the day for parking, with the intention of moving the field onto an adjoining site, so retaining that facility but that at present no action is being pursued.

Cllr. S Thomas believes the deed giving the playing field to the school stipulates it must retain a grass surface.

There being no further business, the meeting closed at 9.30pm

Date and venue of next meeting:

7.30pm on Wednesday 25th January 2017 at Westhope Village Hall.

**MINUTES SIGNED BY David Hedgley**

**DATED 25th January 2017**