

## **DIDDLEBURY PARISH COUNCIL**

**Chairman: Cllr David Hedgley**

Clerk: Mrs Jean de Rusett, 12 Church Road, Brampton Bryan, Bucknell, SY7 0DH

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## **MINUTES**

**Of the meeting of Diddlebury Parish Council  
held on Wednesday 25<sup>th</sup> September 2024 at 7.15pm at Westhope Village Hall.**

### **104/24 – Present**

Cllr. Robert Povall – who chaired the meeting, Cllr. A Watson, Cllr. R Morgan, Cllr. A Rattu, Cllr. T Pardoe, Cllr. C Martyn

**In attendance** - the Clerk , Cllr. C Motley for part of the meeting and one member of the public

**Apologies received and accepted from:** Cllr. T O’Boyle and Cllr. D Hedgley

### **105/24 – Declarations of Interest.**

Members were requested to declare any Disclosable Personal or 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

Cllr. R Morgan made a declaration in connection with planning application 24/03253/FUL and took no part in the discussion.

### **106/24 – Public involvement session**

Mrs Worthington raised the issue that the lane from the B4368 up towards Westhope had been closed the previous evening (24.09.24) by the cattery, without any prior warning. This had not only inconvenienced Westhope residents but had disrupted a Whist Night taking place at the village hall, with the result the event was not as well attended as usual. She reported the closure next morning to the Clerk, who had taken it up with Highways and Cllr. Robert Povall had gone to see why the road was closed. It transpired Severn Trent were urgently fixing a water leak. The Clerk also took the opportunity to remind Highways that the recent state of Westhope road surfacing works had stopped at the college and not gone on to repair the road up to Hillside Copse. A response was received from Mr Iain Cureton of SC that this site is currently in the 2025 – 2026 resurfacing programme, but is subject to recent changes made in the 2024/2025 programme which may affect the 2025-2026 programme.

### **107/24 – Approval of the Minutes of the Parish Council Meeting, held on 24<sup>th</sup> July 2024**

The Minutes of the Parish Council Meeting held on 24<sup>th</sup> July 2024 had been circulated to councillors prior to this meeting and publicised on the website. No amendments were requested at the meeting.

Cllr. Martyn **proposed** that the Minutes of the parish council meeting on 24<sup>th</sup> July 2024 be adopted as a correct record of the meeting’s business.

Proposal **Seconded** by Cllr. Watson

**Vote on Proposal:** 5 in support, proposal carried.

**108/24: Matters arising from the Parish Council Meetings of 24<sup>th</sup> July 2024 not dealt with elsewhere on the Agenda.**

034/24/1: Cllr. Rattu reported neither he nor Heather Coonick have had a response as yet from Mr Nick Newton of Highways to DPC's submission about speed reducing methods on the B4368. Cllr. Motley advised that Mr Newton is overwhelmed with work. She is having a meeting with him tomorrow, together with Derek Buchannan and Dan Moss (Head of Highways) and will raise this issue. Their meeting is to discuss traffic calming measures across the county and to set clear boundaries on what methods parishes can adopt and who will supply calming measures, such as VAR signs, and who will be responsible for supplying poles to fix them to. She will report back in due course.

093/24: The Clerk reported no plans for the empty properties in Mill Lane have yet been received. She was asked to chase Connexus for the plans and for a progress report on bringing the houses back into use.

096/24/1: The Clerk reported DPC had not met since decisions were taken on green waste bins and the Shropshire household re-cycling centres. She reported that green waste bins will continue to be collected but only if each household had obtained by the 1<sup>st</sup> October 2024 a £56 permit from SC, which must be displayed on the bin. Bins minus a sticker will not be emptied. No food waste must go into the bins.

All recycling centres, including Craven Arms, will remain open but from 4<sup>th</sup> November 2024 only Shropshire residents can use the centres and they must either telephone SC or go on line (details not yet available) to book a slot to attend the centres. They must give their name, address and vehicle registration number and will be allocated a slot when they can attend. Anyone who has not pre-booked will be denied admittance.

**109/24 - Reports**

109/24/1 – Chairman's Report. The Chairman, who is currently abroad, had submitted the following report: "I have replied to the "Local Services Future Options" survey about how parishes could help towards maintaining local facilities. Main thrust from SC was for funding input but I stated that we did not have the resources for a meaningful contribution but would listen to other suggestions.

Responded to Place Plan Update stating that they had not referred at all to our B4368 road safety suggestions, only Broadband and improved public transport

Responded to the latest crime practices survey from the Crime Commissioner saying that practical police help and presence was needed in the parish.

Spoke to Mr. Patrick Wrigley over his rejected plan for the proposed shepherd's huts in the Walled Garden, which he will resubmit. Both rejection points make no sense.

He has submitted an article to the Corvedale News about the new play area, to outline DPC's part in it. A big thanks to Cllr. Tim Pardoe for his work on the picnic bench shelter and Cllr. Richard Morgan for dealing with the recycled rubber mats. Just need the stone to be laid to complete the new playground. Lots of children are using it, especially after school.

He has asked Cllr. Rattu to look at the proposed gigabit capable broadband infrastructure proposals.

He attended the Chair's meeting organised by Cllr. Motley on the 10/09/24 at Culmington VH. The SC budget deficit was explained by Cllr. Motley with the £62.5 million now likely to be

£38.5 million which could possibly trigger a Section 114 order if the amount couldn't be reduced. SC trying to co locate services in libraries to save money.

Points from Cllr. Motley around a joint Local Services response from all parishes was raised but the issue of meaningful funding arose that would make a difference.

She hoped that the NPPF/Local Plan would be signed off by 05/25. the government wanted 50% of green field sites development to be affordable housing. The 5 year land supply requirement was likely to be reinstated. The housing allocation had been doubled.

The issue of Planners riding rough shod over parish planning approvals was raised regarding Corfton and now Delbury walled garden. Neither were, as in the past, referred to Cllr. Motley by the planning team over whether they should be referred to the Planning Committee when the parish council had either approved or objected to the applications. She will follow this up.

The parish boundary issues were likely to be post 05/25. but collaborative working was still encouraged.

Cllr. Motley had at the meeting announced that due to family issues she was standing down at the 05/25 election. People acknowledged her work and dedication and how much she would be missed.”

109/24/2 – Shropshire Cllr. Motley’s report. Cllr. Motley spoke at length about the ambitions and indications of the new government relating to planning issue. It appears:- development on green field sites will be permitted provided 50% of the housing is affordable; a new category of “grey field” sites will be created; 70% of new development will be targeted to rural areas and only 6.75% to urban areas. It is not clear how the infrastructure needed to support 70% development in rural areas will be achieved (i.e. roads, schools, shops, transport, medical facilities etc.)

There has been no announcement about the thousands of sites on which planning permission has already been granted but no development has taken place: land-banking does not appear to concern the government. 12 such land-banked plots exist in Diddlebury parish alone.

Cllr. Motley was questioned about the future of the Shirehall, which has recently been given a Grade II Listing and has a nuclear bunker underneath it. It was designed to accommodate 4,500 but now less than 450 use it. It is to be sold and present plans are for the remaining staff to relocate to the Guildhall.

109/24/3: Westhope Village Hall Report. Mrs Worthington reported that funds raised at the Centenary Event have been used to purchase new lightweight trestle tables. A minute’s silence was held at the recent community lunch in memory of Mrs Mary Hall. A Rummage Sale was well attended. The Harvest Festival supper is on 19<sup>th</sup> October 2024. Their next renovation project is to replace the heaters and they are looking for grants for this.

109/24/4 – Broadband report: Cllr. Rattu reported that the Diddlebury region has not been included in in the latest Broadband fast fibre roll out. We are grouped with Telford and Wrekin and are unlikely to be awarded a Broadband contractor until the end of 2024 at the earliest.

109/24/5 – Flood Action Group Report. Cllr. Martyn reported that on the 18th of September we had a poorly attended meeting. The occurrence of this meeting was widely publicised on the parish website, the parish Google group and emails to all interested people in the flood Action Group. The key points discussed at the meeting were:-

1. The ground level and profiles at the Bache Mill Development are higher than approved in the application, thereby increasing the local risk of flooding. Mr J Wrigley has been asked for compensatory actions to be made but these have yet to be resolved
2. The possibility of a dam in Delbury woods to hold back the flood water was discussed
3. The flooding of the B4368 bridge in the recent rain storm was discussed, including the blocked drains of the highway and the blocked drain system on Pinstones Lane
4. A distribution of flood warning signs to be kept locally at the areas susceptible to flooding

5. Highways were thanked for the work they've done between Diddlebury and Munslow to mitigate the flooding

Cllr. Martyn revealed that the flooding on the B4368 bridge and Pinstones Lane had been exacerbated as some vandal had maliciously squirted expanding foam into the drain outlets, blocking them.

Cllr. Martyn had a meeting with Mr Keyland of Highways to discuss the ongoing flooding problems and Mr Keyland had promised to look at remedial works.

### **110/24 – Planning applications**

**24/03023/FUL** – Application for the erection of porch, steps and dwarf walls at Lower House Farm, Middlehope.

Councillors considered the plans and photographs submitted with this application.

Cllr. Morgan **proposed** that the council should support the application as there was nothing objectionable to it and there were no public objections on the planning portal.

Cllr. Pardoe **seconded** the proposal.

**Vote:** 5 members voted in favour – proposal carried.

**24/03024/FUL** – application for the repair of existing timber frame and new lime render panels over existing brickwork at Lower House Farm, Middlehope.

Councillors considered the plans and photographs submitted with this application and discussed how the building would look after the proposed repairs. It was noted there were no public objections to it on the planning portal.

Cllr. Rattu **proposed** that the council should support the application.

Cllr. Martyn **seconded** the proposal.

**Vote:** 4 members voted in favour, 1 abstained – proposal carried by a majority vote

**24/02804/PMBPA** – proposed change of use from an agricultural building to 2 dwelling houses south of Delbury Hall, Diddlebury.

It was initially unclear how DPC was to deal with this application, so prior to the meeting the Chairman had established from the Planning Officers that they had taken a decision on it on the 11<sup>th</sup> September 2024 and had refused permission on the grounds that it did not meet the permitted development criteria required for a PMBPA application. Thus DPC needed to take no action on this application.

**24/03253/FUL** – Creation of two parking spaces on land adjacent to gravel drive to serve Jack's Cottage, Bache Mill.

It was noted there were no public objections to this application. Councillors discussed the application in so far as they were able, given the lack of detail on the location plan submitted with the application, the absence of any photographic evidence orienting the proposed site to its surrounding features. Cllr. Martyn reported that during a meeting with Mr Keyland of Highways to discuss flooding issues in the Bache Mill/Pinstones area, this application had been discussed. Mr Keyland advised the gravel area referred to as a gravel drive in fact is part of the public highway and is utilised by the bin lorries to turn around, failing which they would have to reverse back up the narrow lane. He advised that the bank which the applicant proposes to partially excavate forms part of the bank supporting the B4368 and the land proposed for the car park is the outlet for the road drains used to reduce flooding on the bridge on the B4368 and that the area in question acts as a soakaway. In addition to Mr Keyland's concerns, the following concerns were also raised:

Neighbours indicate there are on the proposed plot, at a shallow level, a number of land drains which serve a septic tank. The proposed parking area is five meters in length, which is too short to accommodate some of the vehicles used by people renting Jack's Cottage. Any clearance of the site would require the removal of some trees, which currently screen some Bache Mill properties from noise and light pollution emanating from the B4368. Councillors noted there is no information contained in the

application to indicate what materials it is proposed to use to construct the car park. This is essential information given the flood risk in this area. Councillors felt that a full drains survey should be carried out and all drains should be noted on the location plan before this application could proceed. It was noted the Applicant stated he has made extensive enquiries, but the enquiries did not appear to include local residents or with the Highways Department.

Given the lack of information provided, Cllr. Martyn **proposed** that the parish council could not support this application and thus object to it in its present form.

Proposal **seconded** by Cllr. Morgan

**Vote:** 5 in favour, proposal carried.

#### **111/24 – Consideration of highways and environmental matters**

111/24/1: At the July meeting the Clerk has been asked to obtain a quotation from Mr J Woodhouse to trim vegetation around road signs and at junctions, clean road signs and clean the bus shelters around the parish, other than on the B4368. A quotation for £480 had been submitted. Cllr. Rattu **proposed** that the parish council should accept the quotation and authorise the work.

Proposal **seconded** by Cllr. Pardoe

**Vote:** 5 in favour, proposal carried.

111/24/2: The parish council had received a request from a resident at The Moor View to take up with the Highways Department the fact that his property was frequently subjected to flooding due to the water collecting on the bridge on the B4368. Cllr. Watson advised that other properties in the Moors View also had flooding issues. Cllr. Rattu advised that he has been complaining to the Highways Department since 2017 about the flooding on the B4368 which seriously affects his property. In those 7 years he has lost almost 10 feet of his land due to erosion and hundreds of pounds worth of driveway materials. SC respond that they flush the drains but mostly it is left to local residents to clear the blocked drains. Mrs Worthington thought the problem commenced when Severn Trent installed new drains but left piles of rubble lying around. Cllr. R Povall believes when Severn Trent put in new drains from the bridge down as far as Seifton they used the wrong size of pipes and that has caused the endless flooding problems. Cllr. Rattu advised that a resident of Aston Munslow had resorted to suing SC and that resulted in his flooding problems being alleviated.

Cllr. Rattu **proposed** that a Freedom of Information Request should be sent to Shropshire Council asking the Council to explain exactly what steps had been taken since 2017 to deal with the on-going flooding problems on the B4368 between the bridge down to Seifton, including in their response a list of dates when remedial works were carried out.

Proposal **seconded** Cllr. Watson

**Vote:** 5 in favour, proposal carried.

#### **112/24 – Consideration of correspondence and communications received in August and September 2024**

1. Road closure notification: Un-named road between B4368 and Westhope to be closed on 6<sup>th</sup> October 2024 to enable Open Reach to replace a pole. It appears the road has also been closed since 23<sup>rd</sup> September and will remain closed until Thursday 27<sup>th</sup> for Severn Trent repairs.
2. Road closure notification: Mill Lane, Diddlebury, to be closed on 29<sup>th</sup> October 2024 for Severn Trent works.
3. Emails from Severn Trent apologizing for the disruption to residents of The Moors in July.

4. Planning application notification re 24/02080/FUL for 10 shepherd's huts in the Walled Garden at Delbury Hall. SC refused permission for this application.
5. Letter and survey from Lezley Picton, Leader of SC seeking assistance from parish councils. Survey completed by the Chairman.
6. Information from SALC including: Details of Hospitals' Transformation Programme; request from the Royal British Legion for more councillors to join the RBL; NHS also looking for volunteers to be involved in service changes.
7. Copy of the Diddlebury Charities Accounts for the year ending 31.12.23 from Mr, D Francis .
8. Place Plan project nomination feedback.
9. Further information about the Place Plan nomination feedback with comments from the Chairman.
10. Planning applications 24/03616/FUL for the erection of a first floor extension to The Green Farm, Middlehope and 24/03617/LBC for listed building consent for the above application. The applications were received too late to be dealt with at the September parish council meeting, so will be dealt with instead on 23<sup>rd</sup> October 2024.

#### **113/24 – Finance Report for August and September 2024**

##### **Precept Balance b/fwd from July 2024**

**£7,774.73**

**ADD:** Donation received on 03.08.24 from Corvedale School Association towards the cost of equipment for the new playground area

**£ 825.00**

**£8,599.73**

##### **1. LESS: cheques/direct debits to be drawn on Precept Funds on 25<sup>th</sup> September 2024**

- |   |         |
|---|---------|
| 1. HSBC bank charges to 04.08.24 and 04.09.25   | £ 14.40 |
| 2. Clerk's net salary for August 2024           | £273.47 |
| 3. Mr Andy Holmes – new DPC computer            | £450.00 |
| 4. Clerk's net salary for September 2024        | £273.67 |
| 5. PAYE on Clerk's August/September 2024 salary | £ 41.80 |

##### **6. Administrative expenses incurred by DPC and paid by the Clerk in August and September 2024**

- August/September 2024 contribution to telephone & Broadband provision at £20 p.m     £40.00
- Badger Inks Ltd – two sets of Ink cartridges     £18.98
- Stationery: 1 pkt A4 paper & minute taking notebook     £ 5.75
- Travel expenses at 45p per mile
  - 27.08.24 to Diddlebury & Bouldon to get cheques signed - 32 miles
  - 25.09.24 to Westhope Village Hall for PC meeting – 32 miles: Total mileage 64     £28.80
  - Total of July 2024 expenses     £93.33

£ 93.53

£1,146.87

£1,146.87

##### **Balance of Precept Funds carried forward to October 2024**

**£7,452.86**

##### **Ring fenced, reserves and third-party funds held by Diddlebury Parish Council**

<b>CIL/Neighbourhood Funds bal. b/fwd from July 2024</b>	£2,719.45	
<b>Less:</b> Payment to Tim Pardoe Carpentry & Joinery for the Supply and fitting of an awning above the bench in the new public access playground in Diddlebury	<u>£ 450.00</u>	
	Balance c/fwd	£2,269.45
<b>Environmental &amp; asset maintenance fund b/fwd from July 2024</b>		<b>£2,269.45</b>
		<b>£1,010.82</b>
<b>Legal expenses ring fenced funds – bal. b/fwd from Junly2024</b>		<b>£ 750.00</b>
<b>Diddlebury Village Hall Car Park maintenance reserve funds, bal. b/fwd</b>		<b>£3,500.00</b>
<b>Reserves fund for SC elections, bal. b/fwd from July 2024</b>		<b>£ 457.73</b>
<u>Third Party Funds</u>		
<b>Corvedale Walking &amp; Footpath Group funds. Bal. b'fwd from July</b>		<b>£ 700.00</b>
<b>Flood Action Group funds, bal. b/fwd from July 2024</b>		<b>£ 228.46</b>
	<b>Total of funds</b>	<b><u>£8,916.46</u></b>
<b><u>Balance held by DPC following authorisation of payment of cheques listed</u></b>		
<b>Precept Funds</b>		<b>£7,452.86</b>
<b>Ring fenced and third party funds</b>		<b><u>£8,916.46</u></b>
		<b><u>£16,369.32</u></b>

Cllr. R Povall **proposed** that cheques totalling £1,596.87 be approved for payment, Proposal **seconded** by Cllr. Watson  
**Vote:** 5 in favour, proposal carried.

2. DPC's Cash Book was reconciled by Cllr. Watson with HSBC Bank Statements No 384 and 385

#### **114/24 – Any Other Business (for the dissemination of information only)**

114/24/1: Cllr. R Povall confirmed that the stone has been delivered to the new playground. Cllr. Morgan kindly agreed to arrange for it to be laid.

114/24/2: Cllr. Martyn advised that a survey has been produced showing the speed of vehicles travelling through Diddlebury and it will be published in the Corvedale News

114/24/3 – Mrs Worthington advised she has been keeping an emergency kit which belongs to the parish. She agreed to bring it to the next meeting.

114/24/4. Cllr. Robert Povall advised he will seek a Resolution at the October meeting for parish council start times to be returned to 7.30pm. It is almost impossible for him to complete his farming duties in time for a 7.15pm meeting.

There being no further business to conduct, the Chairman thanked everyone for their attendance , and thanked Mrs Worthington for opening, setting up the hall and putting the heating on. The meeting closed at 8.45pm.

**The next meeting will be on Wednesday 23<sup>rd</sup> October 2024, 7.15pm at Diddlebury Village Hall**

**Minutes signed by:** \_\_\_\_\_

**Dated:** \_\_\_\_\_