

DIDDLEBURY PARISH COUNCIL

Chairman: Cllr D Hedgley

Clerk: Mrs Jean de Russett, 12 Church Street, Brampton Bryan, Bucknell, SY7 0DH

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MINUTES

**Of the meeting of Diddlebury Parish Council
held on Wednesday 26th October 2022 at 7.30pm at Diddlebury Village Hall.**

114/22 – Present

Cllr. D Hedgley - Chairman, Cllr. R Povall, Cllr. A Watson, Cllr. T. O'Boyle, Cllr. A Rattu, Cllr. C Martyn, Cllr. S Povall, Cllr. R Morgan, Cllr. T Pardoe

Apologies None

In attendance - the Clerk, Unitary Cllr. Motley and eight members of the public.

115/22 – 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. T O'Boyle made a declaration of interest in respect of planning applications 22/03784/FUL and 22/03785/LBC and Cllr. Watson made a declaration of interest in respect of Item 11 on the Agenda - a request for a grant towards the cost of refurbishment of Westhope Village Hall.

116/22 – Public involvement session

No matters were raised.

117/22– Approval of the Minutes of the 28th September 2022

The Minutes of the Meeting on 28th September 2022 had been circulated to councillors prior to this meeting and publicised on the website. No amendments were requested at the meeting. Cllr. Watson **Proposed** that the Minutes of the meeting on 28th September 2022 be adopted as a correct record of the meeting's business.

Proposal **Seconded** by Cllr. Martyn

Vote on Proposal: With two abstentions, by a majority Councillors, voted in favour of the Proposal. The Chairman signed the Minutes.

118/22: Matters arising from the Minutes of the 28th September 2022 not dealt with elsewhere on the Agenda.

105/22/1: Mrs Worthington had raised an issue regarding the removal of posters from the Mill Lane bus shelter/notice board. Cllr O'Boyle advised Mrs Ross tidies the notice and disposes of out-of-date items.

110/22/3: The quotation of £1,972 plus Vat mentioned has been increased as additional line marking was requested by the Chairman following receipt of the quotation. The figure is likely to be £2,150 plus VAT.

119/22: Consideration of a request that the Sun Inn, Corfton, be made an Asset of Community Value

Since this issue had been raised by Mr Metcalfe at the September meeting, the Clerk had briefly researched the law surrounding ACV's. In essence if the Sun Inn is a pub it is possible to register it as an Asset of Community Value, if it's function is to further the social well being or social interests of a local community. However, it appears the premises may be owned and operated as a brewery, in which case it cannot be registered as an ACV. Cllr. Watson advised it was registered as a pub at Companies House in February 2022. Cllr. Rattu thought the registration had changed recently. Cllr. Motley advised that the legislation and procedures around registering ACV's has recently changed. The Clerk was asked to carry out further research. Cllr. S Povall questioned why the parish council was getting involved in this matter as the parish has two community halls supported by the parish council, and two pubs: he was unaware of any public desire to register the Sun Inn as an ACV. The Chairman advised that the matter could not be dealt with tonight as the recent changes in the legislation and the question of whether the Sun Inn is a pub or a brewery need to be clarified first. He therefore deferred the matter to the November meeting.

120/22 – Reports

120/22/1 – Chairman's Report

The Chairman reported that since the last meeting he had held a meeting at DVH car park to finalise the arrangements for the line marking, at which meeting he asked for some extra parking bays to be marked out. He had again chased the CIL payments, and then written and thanked those involved when the payment of £11,713 was received. He had dealt with queries parishioners had raised about planning applications in Bache Mill and difficulties the development works were causing local residents: he discussed the matter with Jack Wrigley. He also liaised with the Clerk following her trip to A&E with a possible stroke.

120/22/2 – Unitary Cllr. Motley's Report

Cllr. Motley advised her Cabinet role at SC has changed: she is no longer dealing with Culture and Tourism but rather Communities, a wide-ranging brief which encompasses rural issues including town and parish councils. In this role she works to influence the government about rural issues. She is also involved with Health matters and is working on an integrated strategy involving Telford & Wrekin NHS and NHS acute boards. She has stood down as Chairman of Rural Services Network after an eight-year tenure, but remains as on the RSN executive. Cllr. Roger Phillips of Hereford has taken over as Chairman.

On budgeting matters, inflation is worsening SC's budget and a debt of £35million going in to the New Year looks possible: cost savings and reductions are being sought in case there is no up-lift in funding from the government.

On the question of boundary changes, she has been advised that if there is a change in parish boundaries, affected residents do not need to make any changes at the Land Registry.

The Chairman raised with Cllr. Motley the lack of communication between SC's Highways employees and DPC. Mr Steve Smith had been asked to attend this meeting but had not replied. Ms Laura Howell had been asked to attend this meeting. The information received from SC that Laura Howells, the newly appointed person to improve communications

concerning highways matters, has not finished her training and in any event attending parish council meetings is no part of her remit.

Cllr. Motley advised Highways are under under-staffed and under pressure. Nick Newton, who is tasked with the Corvedale traffic plan sought by Munslow PC and adjoining parishes and which was due to be delivered in May 2022, is off sick. Derek Buchanan is the newly appointed Traffic Engineer: he has responsibility for the whole of Shropshire. She suggested that DPC contact her with details of what DPC is seeking. It was agreed Cllrs. Rattu and O'Boyle will do this.

120/22/3 – Flood Action Group Report

Cllr. Martyn advised a meeting with the Flood Forum on 8th September which had been cancelled at short notice is now to take place on 31st October. A very successful clean-up of the Diddlebrook in Mill Lane had been completed and he thanked all the volunteers who had helped.

120/22/4 – Diddlebury Village Hall report

Cllr. Rattu reported bookings were good and events could be found on DVH's FaceBook page. The Harvest Festival supper had been well supported.

120/22/5 – Westhope Village Hall

Cllr. Watson reported that bookings were good. A grant has been obtained to refit the kitchen.

121/22 – Planning applications

22/04074/FUL - application for change of use of land and the siting of a single storey cabin for leisure/craft work activities, as an annexe to Boscage Lodge, Corfton, SY7 9JZ.

The Chairman noted there were no public or statutory body objections to this application for a timber cabin, on a concrete base and with a galvanized roof. After discussing the application Cllr. R Povall **proposed** that DPC should support the application and raise no objections to it.

Proposal **seconded** by Cllr. Rattu

Vote: With two abstentions, the proposal was carried by a majority vote.

22/04411/FUL - application for the demolition of an existing detached garage to be replaced by the erection of a new two-storey side extension to 16, The Moors, Diddlebury, SY7 9JZ.

The Chairman noted there were no public objections/comments from neighbours and no change of access to the property; it will provide additional living accommodation and an extra garage; the building materials will be similar to those of the existing building. The applicants attended the meeting and advised the accommodation is to be used as a "granny" annexe for an elderly parent: it is not intended to become a separate dwelling for letting purposes. In the fullness of time the extra rooms will be absorbed back into the main house. Cllr. Rattu **proposed** that DPC supports the application and raises no objections to it.

Proposal **seconded** by Cllr. S Povall

Vote: Members voted unanimously to support the application.

22/03784/FUL - application for internal works including improvement to kitchen/bathroom and entrance facilities to Glebe Farmhouse, plus conversion of outbuildings to form three holiday letting units at Glebe Farm, Mill Lane, Diddlebury.

Cllr. O'Boyle left the room whilst the applications were discussed. Mrs Alison O'Boyle, the applicant, was present and assisted councillors with information when requested. The

Chairman outlined the proposed works to the Grade II listed house and the works proposed on the three redundant 20th century outbuildings. He noted that a Bat Survey is a prerequisite, but no heritage concerns had been raised and there were no public comments/objections on the planning portal. However DPC had received a request from the occupants of the adjoining Tithe Barn, that certain windows in the proposed outbuildings which overlooked their property be glazed with obscured glass for privacy reasons. Mrs O'Boyle indicated this would happen. It was generally felt that given their height and hidden location the barns would not impact on the historic centre of Diddlebury.

Councillors discussed the planning application at length. Cllr. R Povall was concerned that the three units might attract up to eight cars needing to access the property from the narrow Mill Lane, right by the bridge, potentially causing traffic problems. He also questioned where all the cars would park. The Chairman advised similar views had been expressed when the barns on the opposite side of the road had been converted but no problems have arisen. Mrs O'Boyle advised sufficient parking spaces had been factored into the application. After further discussion Cllr. S Povall **proposed** that DPC should support the application as it would bring redundant farm buildings back into use, with the proviso that obscured glass be fitted to windows overlooking the Tithe Barn,

Proposal **seconded** by Cllr. R Povall

Vote: Councillors unanimously supported the proposal.

22/03785/LBC - application for Listed Building Consent for the works proposed to a Grade II listed building, Glebe Farm, Diddlebury, as detailed in **22/03784/FUL**.

Having considered the Design Statement, the plans submitted, the essentially minor nature of the works to the farmhouse and the improvement to the outbuildings, councillors felt the listed building consent should be supported.

Cllr. R Povall **proposed** that DPC should support the application for listed building consent.

Proposal **seconded** by the Chairman.

Vote: Councillors voted unanimously to support the proposal.

22/04566/FUL - application for the erection of an agricultural shed for the storage of sheep, at Pinstones Farm, Corfton, SY7 9LB.

Councillors considered the plans. The application required no alterations to access to the site nor interference with public rights of way. It was advised housing sheep over winter was good for their welfare and would reduce phosphate run-off into local watercourses. There were no public objections to the application.

Cllr. R Povall **proposed** that the application be supported by DPC with no objections raised to it.

Proposal **seconded** by Cllr. Morgan

Vote: With one abstention, the proposal was carried by a majority vote.

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122/22 – Highways and Environmental issues

Residents' concerns about speeding vehicles on the B4368 through Corfton had been discussed at length at the September meeting, when it was concluded it would be helpful if DPC's speed indicator device be adapted to capture data regarding the speed of vehicles passing the SID and the Clerk was asked to explore if speed data capture is possible. It had been established that if the machine was returned to the factory, speed data capture could be fitted for around £505 plus VAT, but would subsequently need an android facility to operate it. Mr Ian Davies, who kindly operates the SID for DPC, indicated he does not have an android facility, and he doubted data collection was the way forward.

He advised the meeting that when negotiating with the police to run a community speed watch in the parish the police would not countenance a community group presence on the B4368 because of the danger posed by excessive speed. As a prerequisite, they wanted speed

reduction measures to be implemented by SC's Highways Department, but getting SC to do this has always been the Corvedale's problem. The Police also advised they would not support any proposal to have lower speed limits as they did not have the resources to manage this. In the end they agreed that he could mount the SID on fixed brackets, but on a left-alone basis. This was cleared with SC's Highways Department and has now been implemented. There are now five SID brackets in the parish and he alternates the SID between them. The latest location is at Corfton and he believes this is having some impact on speed awareness. It is educational and non-confrontational and he believes has been welcomed by most of the community. His recommendation is for DPC to purchase a second SID so they can be located in two parish locations, rather than purchase a speed capture device which may prove to be of no value.

Cllr. R Povall advised he has been contacted by four local residents who complain that the SID has been set to flash at 50mph when the speed limit is 60mph. This was discussed and it was believed that flashing 50mph was not illegal, rather advisory, and it was having an effect on slowing some traffic and thus must be a good thing.

Cllr. Rattu again suggested that DPC needs to produce its own Community Led Concerns document based on appendix E of SC's Road Safety Policy document of March 2013. Submissions can be made by parish councils three times a year to SC – in February, May and September and should contain up to five road safety concerns for the engineering teams at SC to consider. It was agreed that Cllr. Rattu would draft a submission for consideration by councillors. The five road safety concerns were agreed as:

- Speeding on the B4368 with a request that speed data be obtained and considered.
- A 20mph speed limit along Mill Lane
- A 20mph speed limit in The Moors and Moors View
- Pavements for those parts of Mill Lane which have none.
- A reduction of the speed limit in Westhope. (Cllr. Motley agreed to ascertain what the current speed limit is in Westhope.)

It was accepted by the meeting that this proposal will take a long time to come to fruition, if ever. In the meantime short-term measures were needed. Westcotec, suppliers of the SID, advise a solar panel SID on the B4368 would not be able to produce enough power to operate the machine full time. There is no electricity supply available, other than in overhead cables. Ian Davies advised that the existing machine is battery operated and the battery lasts a good long time before needing recharging.

The Chairman made two proposals: First he **proposed** that a Community Led Concerns document be drafted by Cllr. Rattu once all the necessary information to hand, for it to be approved by DPC and submitted to Shropshire Council's Traffic Engineer, Mr Derek Buchannan.

Proposal **seconded** by Cllr. O'Boyle

Vote: Proposal unanimously adopted by councillors.

Chairman's **Proposal** number two: that DPC should purchase a second mobile battery operated SID machine. (The previous one cost £3780 plus vat in March 2020.)

Proposal **seconded** by Cllr. Rattu

Vote: Proposal unanimously adopted by councillors.

123/22 – Correspondence and communications received in October 2022

Councillors considered the following matters:

Speeding and roadworks issues on the B4368

1. Email Clerk to Ms Laura Howells, appointed by SC to improve SC's communication efforts in regard to highways works, inviting Ms Howell to attend DPC's meeting on 28.09 or 26.10. Telephone response received instead from Mohammed.Sarfraz@shropshire.gov.uk advising that Ms Howells is still undergoing training and, in any event, attending parish council meetings is not within her remit. He advised during roadworks on the B4368 traffic could not be diverted to side roads and lanes as diversions are only allowed on to A or B class roads. He assured DPC that our concerns have been noted and it is hoped in future traffic management information and implementation will be improved. Further works are scheduled for the B4368 in the next financial year.
2. Email from Mr I Metcalfe advising that none of the relevant road signs on the B4368 in the Corfton area have electricity connected to them. However, with all the overhead powers cables along the road it would not take much effort to connect to a street sign.
3. Enquiry to Westcotec Ltd to see if a device can be connected to DPC's mobile speed indicator device to capture and store speed data. Confirmation received that this can be supplied for £555 plus VAT but the machine has to be returned to the factory for it to be fitted.
4. Email from Mr R Anscombe-Gates enquiring as to the progress of the issues of speed on the B4368.

Boundaries Review

5. Email from Culmington Parish Council seeking response to their draft letter which it is proposed to send to affected residents.

Planning issues

6. Email Clerk to Planning Dept re discharge of planning conditions at the old poultry sheds development in Corfton – 22/01745/DIC. Response received updating information and advising further queries be addressed to the land drainage team.
7. **Notice of Appeal** against refusal of outline planning permission – 22/01216/OUT for two detached and one pair of semi-detached houses on land to east of the Moors View, Diddlebury. Written representations in respect of this appeal to be lodged with the Planning Inspectorate, Room 3M, Temple Quay House, 2 The Square, Bristol BS1 6PN by the 8th November 2022 quoting appeal reference **22/03068/REF**.

Planning application decisions.

8. 22/03614/FUL – application for conversion of existing single storey domestic outbuilding to form self-contained accommodation ancillary to main dwelling, including minor internal alterations at Lower House, Corfton.
Planning permission granted 18.10.22

General correspondence

9. Letter Clerk to Shropshire Archives, detailing DPC Minutes and accounts to be archived.
10. Email Mr S Smith and Mr E West from Chairman thanking them for facilitating the CIL payment of £11,713.
11. Notification from SALC of their AGM (via Zoom) on 11th November 2022.

12. Notification on 24.10.22 from Dr R Preston of Brook House, Bache Mill that he is intending to reapply for a licence for planting and maintaining the grass verges in front of his property. The verges have been damaged by vehicles and require extensive repairs.

Responses: It was agreed that no further submissions need to be made in respect of the Wilkes' appeal.

124. Consideration of a request for a grant/donation from Westhope Village Hall Committee towards their refurbishment works

Cllr. Watson reported on the financial situation at Westhope Village Hall. Their income is sufficient to run the hall, but the re-roofing and other costs had swallowed up all their reserves. A grant has been obtained to refit the kitchen, but the exterior doors need replacing and a ramp is needed to the front door. She requested a grant from DPC to help with this cost. Having provided the councillors with this information Cllr. Watson then took no further part in the matter and took no part in the vote.

The Chairman advised any grant would be funded from DPC's CIL/Neighbour Fund (currently standing at £20,500, but the second SID and the car park white lining has to be paid for) and he suggested a grant of £1500; other members felt this figure was insufficient. It was agreed that any grant should be ring-fenced by the WVH Committee and only applied to capital and refurbishment works, and not used to fund the Hall's running costs.

Cllr. O'Boyle **proposed** a grant to Westhope Village Hall of £5,000

Proposal **seconded** by Cllr. Rattu

Vote: Seven members in favour, one abstention: proposal carried.

The Finance report will be modified accordingly and the cheque made available at this meeting.

125/22 – Finance Report for October 2022

1. Precept balance b/fwd from September 2022 £6,117.97

Less: Cheques/debits authorised to be drawn on Precept Funds in Oct. 2022

1. HSBC – bank charges	£ 5.80	
2. Clerk's net salary for October 2022	£250.00	
3. PAYE on Clerk's October 2022 salary	£ 15.00	
4. <u>Administrative expenses incurred by the Clerk in October 2022</u>		
• October contribution towards telephone & Broadband provision @ £20 per month	£20.00	
• Travelling expenses claimed at 45p To Diddlebury Village Hall for meeting on 26.10.22 - 32 miles @ 45p per mile	£14.40	
Total of Clerk's October admin expenses	£34.40	£ 34.40
Total of October 2022 admin. expenses	£305.20	£ 305.20
Balance of Precept Funds c/fwd to November 2022		<u>£5,812.77</u>

2. Ring-fenced, reserves & third-party funds held by Diddlebury Parish Council

- **Community Infrastructure Levy /Neighbourhood Fund**

Balance b/fwd from September 2022	£11,364.83	
ADD: CIL payment received 07.10.22	<u>£11,713.00</u>	
	£23,077.83	
LESS: Grant to Westhope Village Hall	<u>£ 5,000.00</u>	
	£18,077.83	£18,077.83
• Environmental works & asset management fund		
Balance b/fwd from September 2022		£ 1,599.27
• Legal expenses ring fenced fund balance b/fwd from September 2022		£ 750.00
• Flood Action Group funds - balance b/fwd from September 2022		£ 246.35

Cllr. R Povall **proposed** that the cheques listed in the Finance Report be approved for payment.

Proposal **seconded** by the Chairman

Vote: Councillors voted unanimously in favour of the proposal.

3. Balance held by DPC following authorisation of the payments listed above

1. Precept balance	£ 5,812.77
2. Community Infrastructure Levy/Neighbourhood Fund	£18,077.83
3. Environmental works & asset maintenance fund	£ 1,599.27
4. Legal expenses ring fenced fund	£ 750.00
5. FAG third party funds	<u>£ 246.35</u>
Total:	<u>£26,486.22</u>

4. SAA audit. It was agreed to opt into the next five year audit appointments for external auditors.

5. Bank statement and cash book reconciliation

Verification by Councillors of the Clerk's reconciliation between HSBC bank statements 362 and DPC's Cash Book was conducted by Cllr. O'Boyle.

126/22 – Any Other Business (for dissemination of information only).

126/22/1: The Clerk advised that on the basis that DPC's website host, WebOrchard, was no longer able to offer the automatic planning updates and has a hosting fee of £228, and as Hugo Fox had no hosting fee, Heather Coonick had been asked to set up a new Hugo Fox website for DPC and this had been agreed. However, Hugo Fox have now introduced significant hosting fees, accordingly the cost benefit no longer exists. She suggested that DPC continue with WebOrchard and with Sara Thompson kindly uploading planning items onto the website.

Cllr. R Povall **proposed** that DPC remains with WebOrchard hosting its website and abandons the idea of moving to Hugo Fox.

Proposal **seconded** by Cllr. Martyn

Vote: Proposal unanimously adopted by councillors.

Cllr. Watson offered to learn how to operate DPC's website so she could upload DPC items if Sara is not available. The Chairman thanked Cllr. Watson for her offer. The Clerk will contact Heather Coonick with DPC's decision and thank her for her offer.

126/22/2: Cllr. O'Boyle objected to the fact that the Clerk, some councillors and members of the public had been left standing outside DVH for a considerable period tonight until a keyholder (Cllr. Rattu) arrived. Cllr. Rattu has a busy life and should not be relied upon to open DVH: he felt strongly that the Clerk should be provided with a key and taught how to operate the opening system. Cllr. Rattu said he would take that request to the next DVH committee meeting.

126/22/3: Cllr. R Povall advised he is liaising with Culmington Parish over the boundaries review and the composition of the letter to be sent to affected residents.

There being no further business to conduct, the Chairman closed the meeting at 9.45pm.

**Date and Venue of next meeting:
Wednesday 23rd November 2022, 7.30pm at
Diddlebury Village Hall**

Minutes signed by: David Hedgley

Dated: 23rd November 2022