

DIDDLEBURY PARISH COUNCIL

Chairman: Cllr D Hedgley

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

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MINUTES

**Of the meeting of Diddlebury Parish Council
held on Wednesday 26th July 2023 at 7.30pm at Diddlebury Village Hall.**

187/23 – Present

Cllr. D Hedgley - Chairman, Cllr A Rattu, Cllr. A Watson, Cllr. C Martyn, Cllr. S Povall, Cllr. T Pardoe.

In attendance - the Clerk, and five members of the public

Apologies: Cllr. T. O’Boyle, Cllr. R Morgan, Cllr. Robert Povall, Unitary Cllr. C Motley

188/23 – 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.

No declarations were made.

189/23 – Public involvement session.

Mrs Caroline Smout from The Moors thanked the parish council for providing and to Cllr. Martyn for erecting three signs warning drivers about children playing. She asked if Highways could be contacted and asked to paint double yellow lines at the junction where the Moors joins the B4368 to stop cars from parking there, and at the junction of the Moors into Moors View, again to deter motorists from parking at this junction. The parking problem has been exacerbated by the Airbnb visitors to Jacks Cottage in Bache Mill parking their vehicles at the entrance to The Moors area. The Chairman agreed the parish council will do this: whether Highways would agree is another matter. Cllr. Rattu felt enforcement would be an issue.

190/23– Approval of the Minutes of the parish council meeting held on 28th June 2023

The Minutes of the Parish Council Meeting on 28th June 2023 had been circulated to councillors prior to this meeting and publicised on the website. No amendments were requested at the meeting.

Cllr. S. Povall **Proposed** that the Minutes of the meeting on 28th June 2023 be adopted as a correct record of the meeting’s business.

Proposal **Seconded** by Cllr. Pardoe

Vote on Proposal: Five members voted in favour of the Proposal, one abstained.

191/23: Matters arising from the Parish Meeting 28th June 2023 not dealt with elsewhere on the Agenda.

Most matters were already on the Agenda.

177/23/2: The Clerk confirmed she had written to Highways about the request for a sign warning about the concealed driveway at Seifton and the request had been acknowledged.

178/23/2: Cllr Motley will be asked to provide further information about SC's advice/assistance on ash die back affected trees at the September meeting.

186/23/1: The Chairman has investigated the possibility of having a potted history of each serviceman on the war memorial displayed alongside it. A suitable board would cost approximately £12 plus VAT: he is prepared to research and write up the histories and get a further quote for the artwork. He will now approach the church to see if a faculty is needed.

186/23/2: The Chairman has established that the Craven Arms sorting office is short-staffed and are prioritizing parcels at the expense of the mail, which is being delivered only two or three times a week. A further difficulty is new recruits are not familiar with the rounds and so miss properties. Cllr. Martyn advised Bache Mill residents had received no mail for two weeks. It was agreed the Clerk will write to the Sorting Office manager protesting about the spasmodic service Diddlebury Parish residents are receiving.

192/23 - Reports

192/23/1 - Chairman's report. The Chairman reported he and the Clerk had attended the Chairs/Clerks meeting held on 29th June, convened by Cllr. Motley at Culmington, along with a number of other parish council representatives. The Local Government Boundary changes and the parish/town council boundary reviews had been discussed. He had requested Cllr. Motley to ask Vicky Turner at SC to produce a common template which parish councils could use to complete their Place Plan reviews, which should be drafted in terms of the information SC is seeking and which is in line with their planning policies. He had not received such a template to date. He had discussed with Cllr. Motley the failure of the Traffic Engineer to produce the Traffic Survey promised six months ago dealing with the Corvedale part of the B4368.

192/23/2 - Flood Action Group Report. Cllr. Martyn advised that a Flood Forum meeting is scheduled for 7th August and a Multi-Agency meeting will be held in September. He raised concerns about the development in Bache Mill which has changed quite a lot from the original planning permission. The size of the stream is now restricted and the banks are higher than before, which poses flood issues in the marked flood zone.

192/23/3 - Westhope Village Hall. The Chairman noted that Cllr. Watson has resigned from Westhope Village Hall Committee, so there is now no WVHC representative. It was agreed the Clerk will write to the secretary - Mrs Betty Manley - asking the WVH committee to either write to DPC or send a representative to DPC meetings, if there are any matters they wish to raise with the parish council.

193/23 - Planning application

23/02497/FUL - Application for the erection of two semi-detached three-bedroomed dwellings instead of previously approved single five-bedroomed dwelling, plus associated works, at Aston Bank House, Bache Mill, SY7 9JX

The Chairman outlined the evolution of this application from its origins in 18/01465/FUL for four houses in Bache Mill to the current application making it six houses and he outlined the planning policies which support the application. At the time he had prepared for this meeting on **Tuesday** there had only been one public comment on the planning portal, in the main objecting to the noise, bad language and general unpleasantness created by the building site workers, which he agreed to take up with the applicant. Ms Greatbatch advised it was her comment but there were three more on the portal now. It appears it is the general view of local residents that the applicant intended to build six houses all along (as the initial infrastructure on the site revealed, namely the original drawing was a symmetrical mirror of two halves, Western Power were contracted to put in two power supplies, the floor slab was laid out contrary to the issued plans and the water company installed two water meters,) Residents felt that the applicant has gone about it in this way to avoid paying a contribution to the affordable homes levy and the avoidance of a CIL payment. The promised nature wildlife corridor has been removed and is now an extension of gardens, all hedging has been removed to the detriment of the previously abundant birdlife. Cllr. Martyn in his role as Chairman of the Flood Action Group has posted on the portal, in addition to his objections as an affected Bache Mill resident, detailed concerns about the flooding dangers posed by this application, for which there no flood risk assessment had been submitted by the applicant.. Cllr. Watson noted that on the 22nd March 2023 the applicant had said if he could not sell plot 5 as one five-bedroomed house, he would seek to turn it into two semi-detached houses, to be rented to local people. The applicant's father attended the meeting and was asked what attempts had been made to sell the plot as a five bedroomed house: he indicated he did not think efforts had been made to sell the house. Cllr. Watson felt the level of rent sought would be out of the reach of local people. The Chairman noted that market forces controlled rent levels, other than for affordable homes which the council had supported the development of. The Chairman noted that Mr Wrigley had obtained approval for all the changes made and Cllr Povall noted that as a developer he would naturally seek to maximise income. The Chairman also acknowledged that in previous applications many developers had amended the plans as development of their sites had progressed.

The Chairman noted that SUDS were not satisfied with the surface water attenuation scheme proposed and demand a revised scheme and he noted the FAG's concerns.

After much discussion, noting all views presented:

Cllr. Rattu **proposed** that Diddlebury Parish Council should support the application as it conformed to planning policies, but the support be given subject to the attenuation of the surface water being revised to SUD's satisfaction and the flooding concerns raised by the FAG being fully addressed.

Proposal **seconded** by Cllr. Pardoe

Vote on the proposal: Four councillors voted in favour, one against and one abstained: vote carried by a majority.

A resident from Bache Mill raised what she saw as a number of health and safety breaches at the development site, especially the way the scaffolding has been erected: in her view it is unsafe and also accessible to children. The Chairman advised she should report her concerns to the HSE.

194/23 - Consideration of Place Plan Review

The Chairman outlined what the Place Plan is and the significance of this review, namely that it feeds into the Local Development Plan, forming part of the Craven Arms Area Plan.

In this review the parish council needs to clearly identify what infrastructure projects it seeks, including information on what each proposed project will cost, how it will be funded and whether planning permission or any legal agreements/consents are needed.

Following discussion, it was agreed that DPC's projects should be:

- Improvement to Broadband and mobile phone signal in outlying areas (Westhope and Middlehope in particular)
- A playground in Diddlebury
- Provision of public transport
- Measures to slow the speed of traffic using the B4368 in the Corvedale.

Working with assistance from Cllr. Rattu, the Chairman will draft and submit DPC's Place Plan Review.

195/23 – Highways and Environmental issues

Cllr. Martyn advised he has set up the data capturing facilities on the mobile speed warning signs on the B4368: one notable speed captured was 85mph at 3am. He will continue to collect the data.

196/23 – Correspondence and communications received in July 2023

Councillors considered the following correspondence and communications:

Highways matters

1. Email from Clerk to Munslow Parish Council enquiring whether the Shropshire Council Traffic Engineer, Mr Newton, who commissioned the Highways Study for the B4368, has now delivered the report. Munslow have not heard from Mr Newton.
2. 29.6.23 - email Clerk to Mr Nick Newton, Traffic Engineer, advising we understand he is going to produce the Highways Traffic Report on the B4368 to Munslow PC by 6th July, asking him to also send a copy to Diddlebury Parish Council. Mr Newton responded that he has sent the report back to ESP, highways consultants, as he is not satisfied with it and nor did it contain the latest collision data. He has spoken to those drafting the revised report to ask them to deal with it urgently.
3. 25.07.23 Email to Mr Nick Newton asking him to please send a copy of the Highways Traffic Report on the B4368 today, so councillors can consider it before their meeting tomorrow (26th July). Response received at 13.22 - Mr Newton responded that he has sent the report back to ESP, highways consultants, as he is not satisfied with it and nor did it contain the latest collision data. He has spoken to those drafting the revised report to ask them to deal with it urgently.
4. Notification from Shropshire Highways/Kier advising of the road closure between Bouldon and Peaton from 31.7.23 to 18.8.23.
5. Request from Diddlebury Parish Council to Highways Department asking for a "Caution, Concealed Entrance" sign for the B4368 by Pedlar's Rest, Seifton. Highways acknowledgement of the request received.

General correspondence

6. Email from Vicky Turner, Place Plans Officer at Shropshire Council, providing further information about the mechanics of the current Place Plan survey.
7. Minutes of the South Shropshire Area Committee meeting held on 27th June 2023.
8. Request from PKF Littlejohn, external auditors, seeking clarification of certain figures contained in DPC's AGAR Annual Return. Further details provided by the Clerk 22.07.23. Acknowledged by PKF Littlejohn on 25.7.23, confirming they are satisfied with the further information provided.
9. Letter, Chairman of DPC to Mr Ian Davies, former Chairman of the PPSG, thanking Mr Davies for the many years of work he put into steering the PPSG,
10. Letters from the Chairman of the DPC to the members of the PPSG, advising them of the current Parish Plan status, and thanking them for their work on the PPSG down the years.

Planning

11. 23/02081/CPE, Clowes Farm, Great Sutton. Notification from Planning Department that they have refused a Lawful Development Certificate for an existing agricultural building at Clowes Farm.
12. 23/01607/LBC - Glebe Farm, Mill Lane Diddlebury. Notification from Planning Department granted listed building consent for internal works to Glebe Farmhouse and conversion of outbuildings to form 3 holiday units.
13. 23/02130/FUL - Sunnyside Farm, Corfton. Notification from Planning Department granting permission for the erection of an extension to an agricultural building.
14. 22/00778/OUT, Notification from Planning Department granting outline permission for the erection of an agricultural worker's retirement dwelling, to include access, at Corfton Farm, Corfton.

Responses: The Chairman read out an explanation from the Planning Officer as to why the application 23/02081/CPE had been refused.

197/23 - Review of Diddlebury Parish Council's website.

Cllr. Martyn had raised a number of issues about the format, layout and contents of DPC's website, which also operates as a community website. It was agreed that for the time being DPC should continue with this website, whilst a possible alternative, dedicated to just DPC business, could be considered. Sara Thompson has been managing this WebOrchard website since 2016 and would welcome an alternative volunteer to take over its management and operation. Cllr. Martyn agreed to take on the management of the website. The Chairman, the parish council members and Clerk all thanked Sara for her many years of dedicated service in managing the website.

198/23 - Review of the CIL/Neighbourhood Funds analysis provided by Shropshire Council.

The Clerk has been analysing a schedule of the Neighbourhood Funds payments made to DPC by Shropshire Council. They appear to be incomplete. Further information is awaited from Shropshire Council before the task can be completed. The matter is deferred to the September meeting.

199/23 – Finance Report for July 2023

1. Precept balance b/fwd from June 2023 £7,011.55

Less: Cheques/debits to be drawn on Precept Funds in July 2023

1. HSBC – bank charges - statement 371	£ 7.40	
2. Clerk's net salary for July 2023	£254.64	
3. PAYE on Clerk's July 2023 salary	£ 16.20	
4. Chairman's expenses (ink cartridge)	£ 28.80	
5. <u>Administrative expenses incurred by the Clerk in July 2023</u>		
• July 2023 contribution towards Telephone & Broadband provision @ £20 p.m	£20.00	
• 1 book 2 nd class stamps	£ 6.00	
• Clerk's travel expenses claimed at 45p per mile		
• To Diddlebury Village Hall for meeting on 26.07.23 - 32 miles		
Total mileage 32 miles @ 45p per mile	<u>£14.40</u>	
Total of July administrative expenses	<u>£40.40</u>	<u>£ 40.40</u>
	£347.44	£ 347.44
Balance of Precept Funds c/fwd to September 2023		<u>£6,664.11</u>

Cllr. Watson **proposed that** cheques listed totalling £347.44 be approved for payment.

Proposal **seconded** by Cllr, Martyn

Vote: with one abstention, a majority of councillors voted to support the proposal.

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

CIL /Neighbourhood Fund bal. b/fwd from June	£13,396.62
Environmental works & asset management fund Balance b/fwd	£ 700.42
Legal expenses ring fenced fund Balance b/fwd	£ 750.00
Flood Action Group funds Balance b/fwd	£ 246.35
Diddlebury Village Hall car park maintenance fund	£ 3,500.00
Reserves for S.C. elections Balance b/fwd	£ 457.73

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

1. Precept balance	£ 6,664.11
2. Community Infrastructure Levy/Neighbourhood Fund	£13,396.62
3. Environmental works & asset maintenance fund	£ 700.42
4. Legal expenses ring fenced fund	£ 750.00
5. FAG third party funds	£ 246.35

6. DVH car park reserves maintenance fund	£ 3,500.00
7. Elections reserve fund	£ 457.73
Total:	<u>£25,715.23</u>

4. Verification by Councillors of the Clerk's reconciliation between HSBC bank statement 371 and DPC's Cash Book was conducted and approved by Cllr Watson .

200/23 - Review of Audit 2022 - 2023

The external auditors, PKF Littlejohn LLP, had raised two queries about DPC's figures. The information has been provided and completion of the audit is awaited.

201/23 – Any Other Business (for dissemination of information only).

201/23/1: Cllr. Watson advised that, contrary to previous indications, the pedestrian gate at the school has been locked, so children cannot access and utilize the hard-surface playground. The Chairman will investigate the matter.

201/23/2: Mrs Worthington advised that Westhope Village Hall is now closed for the next two weeks for refurbishment works.

201/23/3: Being in receipt of £20,000 monthly energy bills, Cllr. S Povall has sought pre-application planning advice from Shropshire Council about erecting a 36 metre high wind turbine at Corfton Farm. The advice received was the erection of a wind turbine doesn't fit with government policy. He is interested to know what local opinion is on the matter, to help him decide whether to submit an application for planning permission. It would not be erected on the sight line, but rather alongside the poultry sheds.

There being no further business to conduct, the Chairman thanked everyone for their attendance and closed the meeting at 9.20pm

Date and Venue of the next meeting of the Parish Council: Wednesday 27th September 2023, 7.30pm at Westhope Village Hall

Minutes signed by: _____

Dated: _____