

DIDDLEBURY PARISH COUNCIL

Chairman: Cllr D Hedgley

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

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MINUTES

**Of the meeting of Diddlebury Parish Council
held on Wednesday 28th September 2022 at 7.30pm at Westhope Village Hall.**

103/22 – Present

Cllr. D Hedgley - Chairman, Cllr. R Povall, Cllr. A Watson, Cllr. T. O’Boyle, Cllr. A Rattu, Cllr. C Martyn

Apologies were received and accepted from Cllr. R Morgan, Cllr. S Povall, Cllr. T Pardoe

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

104/22 – 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.

No declarations of interest were made.

105/22 – Public involvement session.

105/22/1: Mrs K Worthington asked if a new policy had been adopted re the displaying of posters at the Mill Lane bus shelter, as posters she has attached to the shelter have been consistently removed. The Chairman advised he knew of no such policy and urged Mrs Worthington to use the notice boards provided rather than attach posters to the shelter itself.

105/22/2: Mr Ian Metcalfe enquired whether DPC would be prepared to have The Sun Inn in Corfton registered as an Asset of Community Value (a scheme brought forward by Part 5, Chapter 3 of the Localism Act 2011 whereby communities can ask that the council lists certain assets as being of value to the community). The Chairman responded that the matter would have to be an agenda item and debated at a parish council meeting, namely on the 26th October. Cllr. Motley advised that even if certain assets are listed as being of community value, the protection offered has a very short life span.

106/22– Approval of the Minutes of the 27th July 2022

The Minutes of the Meeting on 27th July 2022 had been circulated to councillors prior to this meeting and publicised on the website. No amendments were requested at the meeting.

Cllr. R Povall **Proposed** that the Minutes of the meeting on 27th July 2022 be adopted as a correct record of the meeting’s business.

Proposal **Seconded** by Cllr. Rattu

Vote on Proposal: Councillors unanimously voted in favour of the Proposal. The Chairman signed the Minutes.

107/22: Matters arising from the Minutes of the 27th July 2022 not dealt with elsewhere on the Agenda.

The Clerk had written to the planners listing the various outstanding discharge of planning conditions at the old poultry sheds development in Corfton. A detailed response is still awaited so she will contact them again.

108/22/4 - Cllr. Rattu had spoken to the owner of the hedge which is obscuring the site lines on the B4368 by The Moors.

108/22 – Reports

108/22/1 – Chairman’s Report

The Chairman reported he has had the busiest ever August during his tenure as a councillor, following DPC’s decision made at the July meeting to go ahead and arrange for the resurfacing of the community car parking areas at Corvedale School and around Diddlebury Village Hall. The decision taken involved him in a considerable amount of work, liaising with various contractors, the school, the DVH committee, SALC, the Clerk, Cllr. Motley and various officials at Shropshire Council. The resurfacing works have now been completed, only line-marking remains to be done.

With the Clerk and two councillors, he had attended the funeral of Mr Geoff Neden at Hereford Crematorium.

He has liaised with Cllr. Pardoe over quotations received for asset maintenance works to the bus shelters and railings in the parish – he was grateful for Cllr. Pardoe’s assistance.

He had discussed issues including straying sheep; he had dealt with two planning applications utilising the procedure under Standing Order 27; he had met with Mr Jack Wrigley to discuss various planning issues and to have a site visit relating to the Dovecote - planning application 22/04203/LBC. He had attended the Southern Planning Committee’s hearing in Shrewsbury to support planning application 22/00778/OUT (application for an agricultural worker’s retirement dwelling at Corfton Farm), which was successful.

108/22/2 – Unitary Cllr. Motley’s Report

Cllr. Motley advised she has been aware of the highways issues in Diddlebury and had received an email from the newly appointed Senior Traffic Engineer – Mr David Buchanan. She will take the issues up with him to see what help he can offer.

She has contacted Mr Steve Smith regarding DPC’s outstanding CIL payment and indicated it is impolite not to respond to DPC’s correspondence: 4 new members of staff have been appointed in an effort to deal with the back-log of CIL payments. She has also contacted Mr Eddie West and urged him to respond to DPC. She advised the CIL, Highways and Planning staff at Shropshire Council are all under huge pressure of work.

She mentioned the SC “Warm Hubs” initiative but felt it did not apply to villages like Diddlebury as it would involve heating and manning village halls and involve potential users in the cost of travelling to “Warm Hubs”. The Chairman said the villages as a whole will pull together and come up with an initiative, as they did with Covid.

Cllr. Motley advised her role on SC’s Cabinet has changed and she now also has a role with Communities and Health, which will involve negotiating with the NHS on integrated care systems.

108/22/3 – Flood Action Group Report

Cllr. Martyn advised a meeting with the Flood Forum on 8th September had been cancelled at short notice and a new date is awaited. He has spoken to people in Corfton, Peaton and Bouldon and established that no works due to be carried out by various agencies have been done, so he is chasing them. He is arranging a date for the autumnal clearance of the Diddlebrook. At present, no new funding is available for leaky dams.

108/22/4 – Diddlebury Village Hall report

Cllr. Rattu reported on the up-coming harvest supper at DVH, and confirmed that electrical problems at the hall have been resolved.

On the Broadband issue, he has received a communication from BDUK about Broadband in hard to reach parts of Diddlebury. Parts of Shropshire have been identified as intervention areas, which opens the way to grant funding for approximately 19,000 properties. It is anticipated that contracts for work in intervention areas will go out to tender next April/May.

108/22/5 – Westhope Village Hall

Cllr. Watson confirmed the re-roofing works, including full insulation, has now been completed and the hall is fully functioning again. The WVH Committee will be putting in a fully costed bid at DPC's October meeting for a donation from DPC towards its funds, as the roofing works have almost exhausted available reserves. Grants are currently being explored to refit the kitchen.

109/22 – Planning applications

22/04203/LBC. Application to convert a Dovecote at Delbury Hall, Diddlebury into accommodation for wedding parties.

Mr Patrick Wrigley and Mr Jack Wrigley attended the meeting to answer queries.

The Chairman advised a site meeting had been held when he and Cllr. Martyn had inspected the Dovecote and discussed its proposed re-purposing as accommodation ancillary to the wedding venue business. At present it is being used for storage. It is not intended to make any alterations to the exterior of the building, other than re-tiling the roof and making essential repairs to some brickwork. It was noted there are no public objections and no adverse comments from either the archaeological nor historic buildings teams at SC. The applicants do not intend to replace the windows and door with plastic ones. Inside, the dove ledges will be boarded over, so hidden but preserved.

Cllr. Martyn **proposed** that DPC should strongly support this application, as it will lead to the preservation of an attractive historic building.

Proposal **seconded** by Cllr. Rattu

Vote: Councillors voted unanimously to adopt the proposal.

22/03929/FUL – application by Severn Trent Water for the installation of a phosphate dosing kiosk at The Pumping Station, The Moors, Diddlebury SY7 9JZ.

DPC's consideration of this application was hampered by the fact that not all the supporting plans/information stored on the planning portal would open for viewing/printing.

Whilst accepting that a supply of safe drinking water is essential, councillors had many misgivings about this application as it appears the kiosk will be located only 22 metres from the nearest house, despite the applicant stating the site is "reasonably isolated within a countryside location". It appears the kiosk may create noise, as a consultant had stated that prior to planning permission being granted the applicant must carry out a survey to capture emissions data and noise levels data: this is a requirement DPC strongly supported in its response. DPC also had issues with screening, and are seeking screening of the entire site rather than just the new proposed kiosk, as the site is a visual intrusion not just to the Moors

and Moors View residents, but to many other properties in Diddlebury and to users of the adjoining footpath. A further concern DPC raised is a request for information about which watercourses in Diddlebury treated water with high levels of phosphate is being released into.

Cllr. R Povall **proposed** that DPC supports the application, but with the following caveats:

- That the suggested Regulatory Comments requiring the applicant to provide noise emission data for the new kiosk and predicted noise levels at the nearest residential receptor, and that planning permission is not granted until SC are satisfied that houses nearest the site will not be subjected to noise pollution will be conducted and considered by the planning officers.
- That the whole site be screened, both for aesthetic purposes given it is in a populated location but also to act a noise barrier.
- That information be provided as to the destination of water containing high levels of phosphate.

Proposal **seconded** by Cllr. Watson

Vote: Councillors voted unanimously to adopt the proposal.

110/22 – Highways and Environmental issues

110/22/1 – Residents’ concerns about speeding vehicles on the B4368 through Corfton

The parish council had received communications from a number of Corfton residents expressing concern at the dangers posed to both pedestrians and to vehicles exiting from side roads/driveways onto the B4368 in the Corfton/Seifton area, given the speed and recklessness of some traffic using the B4368.

The issues were discussed at length and the various attempts previously taken by DPC to address the problem were outlined. Requests for a reduction in the speed limit from 60mph to 40mph had been rejected; requests for extended double white lines had been ignored. DPC had considered providing speed indicator devices along the route and this was explored but DPC was advised solar panel operated ones would not work: their request to SC to provide a pole with an electrical supply had so far been ignored. DPC had worked with Munslow PC and other parishes along the Corvedale part of the B4368 in an effort to find a remedy to speeding vehicles, especially motor cycles, which additionally create noise pollution. Munslow PC had drawn up a detailed assessment of the problems posed by traffic entitled “Changing the nature of the B4368”, in response to which SC had promised to conduct and deliver by May 2022 a Highways Study on the Corvedale part of the B4368 – this has yet to materialize.

Cllr. Rattu 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. This will involve DPC assembling specific information. In Cllr. Rattu’s view this should include speed data. It was agreed Cllr. Rattu and Cllr. O’Boyle will discuss with Mr Ian Davies the siting of DPC’s mobile speed indicator device on the B4368. The Clerk was asked to investigate whether a speed data capture facility can be purchased and used with DPC’s mobile SID.

Cllrs. Rattu and O’Boyle will work on the community led submission. Mr Metcalfe of Corfton will explore whether any of the existing road signs along the B4368 appear to have an electrical supply.

110/22/2 – Consideration of quotations for asset management works in Diddlebury.

Following an advertisement placed in the Corvedale News, two quotations had been obtained for the repainting, repair and replacement of two metal posts to the railings by the Diddlebrook in Diddlebury, cleaning and wood-staining the bus shelters in Corfton, Peaton and Diddlebury; the rubbing down and re-varnishing of three DPC notice boards, and erecting the map board at Diddlebury Village Hall.

Cllr. R Povall **proposed** that the quotation for £1,312.00 submitted by Mr J A Woodhouse be accepted.

Proposal **seconded** by the Chairman

Vote: 5 in favour, one abstention – proposal carried.

The Clerk was instructed to send a purchase order to Mr Woodhouse. Cllr. Pardoe will supervise the work.

110/22/3 – Consideration/approval of quotations for white line marking on the resurfaced car parking areas.

The Chairman had obtained three quotations for the marking up of car parking spaces etc. in the newly resurfaced car parking areas. The most competitive one was from JJ Gilleran Limited of Coventry amounting to £1,972 plus VAT. The company has a good reputation. It was confirmed that the donations towards the car parking works (£7000 from DVH and £8,900 from the school) was the limit of their available resources and the line-marking would be funded from DPC's Neighbourhood/CIL Funds: the £11,713 is still awaited from SC but DPC still has sufficient funds to place this contract.

Cllr. R Povall **proposed** that the quotation of £1,972 plus VAT from JJ Gilleran Ltd be approved and subsequently be paid by DPC.

Proposal **seconded** by the Chairman

Vote: 4 in favour, 2 abstentions – proposal carried.

111/22 – Correspondence and communications received in August/September 2022

Councillors considered the following matters:

Speeding and roadworks issues on the B4368

1. Email from Laura Howells, Communications Officer, Shropshire Highways (Laura.Howells@shropshire.gov.uk) advising she has been appointed to improve SC's communications efforts in regard to highways works. Clerk responded advising her of the unmitigated chaos caused in this parish by the recent roadworks on the B4368: invited her to attend DPC's meeting on 28th September 2022 to discuss the matter. No response.
2. Email - Mr T Bracher Corfton resident, raising concerns about speeding on B4368
3. Emails - Mr Ron Anscombe-Gates, Corfton resident raising concerns about speeding on the B4368
4. Email – Mr I Metcalfe, Corfton resident raising concerns about speeding on the B4368
5. Email – Mr & Mrs Stratton, Corfton residents raising concerns about speeding on the B4368
- 5A. Email and photograph 18822 Corfton Traffic Calming, received from Mr Steve Wood
6. Email – Clerk to Mr Steve Smith of the Highways Dept. at SC, outlining in detail to him concerns about the roadworks on the B4368 and the speeding issue: requesting that he or a representative come to the meeting on the 28th September, or 26th October, to discuss with the parish council and residents what measures can be implemented to deal with the problems. No response as at 27.09.22.

Boundaries Review

7. Email from Clerk to Culmington Parish Council, attaching a 2nd draft of a proposed letter to be sent to those Culmington and Diddlebury parish residents who may be affected by proposed changes to the boundaries between the parishes, inviting their views. To be discussed at the meeting on 28.09.22.

Planning issues

8. Planning application decisions.
 - 8.1 – 22/02425/FUL – application for a proposed dwelling to the east of the Tithe Barn, Diddlebury. Planning permission refused.
 - 8.2 - 22/03429/FUL – application for erection of a steel framed building to cover stock handling yard at Upper House Farm, Middlehope. (Dealt by DPC by way of Standing Order 27). Planning permission granted.
 - 8.3 - 22/03607/TCA – application for tree works at The Old Vicarage, Diddlebury. (Dealt by DPC by way of Standing Order 27)
 - 8.4 – 22/02632/FUL – application for installation of two replacement oil tanks with hardstanding & 1.8 metre fencing and gate at Elsich Manor, Seifton. Permission granted on 01.09.22
 - 8.5 - 22/00778/OUT – outline application for the erection of an agricultural worker’s retirement dwelling to include access, at Corfton Farm, Corfton. Notification that matter is to be decided by the Southern Planning Committee on 23rd August 2022. Outline Planning permission granted.
 - 8.6 – Notification from Shropshire Council of 22/04311/AGR – proposed new water reservoir to store water for the purposes of agriculture and crop irrigation. Sent to DPC for information purposes only – no comments required.

General correspondence

9. Invitation from Shropshire Council’s Social Task Force, seeking responses to a questionnaire about its proposed Warm Hubs – i.e. warm spaces where people can congregate.
10. West Mercia Police’s Local Policing Charter
11. Email Clerk to Planning Department asking what restrictions apply to the on-sale of self-build houses. Answer: There is no restriction in Government legislation on how long someone would have to live in a self-build home before selling it. However, if they were to sell it immediately without living in it at all, they would not be exempt from paying self-build capital gains tax. Furthermore, if they sold or let it within three years of completion, they would no longer be exempt from paying Community Infrastructure Levy to Shropshire Council.
12. Email Clerk to Planning Department asking if there is a ratio in a development of open market homes for some affordable houses. Answer. Diddlebury Parish is classed as a “designated rural area” because it is partly within the AONB. Therefore a lower threshold of 6 or more dwellings in any one development would trigger an affordable housing contribution. Section 64 of the NPPF now prevents us from seeking a contribution on a development of 5 or fewer homes unless such scheme still constitutes a “major development” because the site area is 0.5 ha. or more.

13. Email from BDUK with updated findings of the public review of Shropshire. Cllr. Rattu will explain its contents at the meeting. Dealt with at Item 108/22/2.

Responses

Item 7 : Cllr. R Povall advised he has spoken to the Clerk at Culmington PC about the second draft of their proposed letter to be sent to Culmington/Diddlebury/Seifton residents who would be affected by boundary changes being posed by Culmington PC. The suggestion is the letter be sent jointly by Culmington and Diddlebury PCs. From his enquiries, Cllr. Povall believes there is little or no consensus amongst the affected residents, other than people in the Diddlebury part of Seifton want to remain in Diddlebury. He mentioned that a change in parish boundaries will result in the need of affected people to amend their Land Registry title documents. He will respond to the Culmington Clerk with a re-draft of the letter and an explanation about the nature of clusters, but will circulate the proposed letter to DPC councillors before submitting it to Culmington PC.

112/22 – Finance Report for August/September 2022

1. <u>Precept balance b/fwd from July 2022</u>		£6,784.34
ADD Donation from Diddlebury Village Hall Committee towards cost of resurfacing the Diddlebury Village Hall car park area		£7,000.00
ADD Donation from Corvedale Primary School towards cost of Resurfacing area used as community parking/school playground area		£8,900.00
	Total:	£22,684.34
Less: Cheques/debits authorised to be drawn on Precept Funds in Sept. 2022		
1. HSBC – bank charges charged in August 2022	£ 6.60	
Bank charges for September 2022	£ 7.80	
2. Clerk’s net salary for August & September 2022	£ 500.00	
3. PAYE on Clerk’s August/September 2022 salary	£ 30.00	
4. Chairman’s expenses - August/September 2022	£ 70.49	
5. Precept contribution towards S & B Paver Hire Ltd. Invoice No. 4353 (£10,680) – resurfacing works to school community parking/playground (see details below)	£8,900.00	
6. Precept contribution towards S & B Paver Hire Ltd Invoice 4354 - (£23,040.00) – for resurfacing Diddlebury Diddlebury Village Hall community car park (see details below).	£ 7,000.00	
7. <u>Administrative expenses incurred by the Clerk in August & September 2022 on behalf of DPC</u>		
• September contribution towards telephone & Broadband provision @ £20 per month	£20.00	
• A4 copy paper	£ 4.20	
• 4 postage stamps	£ 3.52	
• 3 large envelopes for archiving accounts	£ 3.57	
• 1 roll of brown wrapping paper for archiving DPC files	£3.99	
• Travelling expenses claimed at 45p To Westhope Village Hall for meeting on 28.09.22 - 36 miles @ 45p per mile	<u>£16.20</u>	
Total of Clerk’s Aug/Sept admin expenses	£51.48	<u>£ 51.48</u>

Total of Aug/September 2022 admin. expenses	<u>£16,566.37</u>	<u>£16,566.37</u>
Balance of Precept Funds c/fwd to October 2022		<u>£ 6,177.97</u>

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

• Community Infrastructure Levy /Neighbourhood Fund		
Balance b/fwd from July 2022	£24,461.44	
LESS: Payment for balance of S & B Paver Hire Ltd's Invoice No, 4353	<u>£ 1,780.00</u>	
	£22,681.44	
LESS: Part payment towards balance of S & B Paver Hire Ltd's Invoice 4354	<u>£11,316.61</u>	
Balance of Neighbourhood Fund c/fwd to October 2022	<u>£11,364.83</u>	£11,364.83
• Environmental works & asset management fund		
Balance b/fwd from July 2022		£ 1,599.27
• Legal expenses ring fenced fund		£ 750.00
• Flood Action Group funds - balance b/fwd from July 2022		£ 246.35
• Ear-marked reserves for DVH car park resurfacing		
Balance b/fwd from July 2022	£4,723.39	
LESS: Balance due to S & B Paver Hire Ltd on Invoice No. 4354	<u>£4,723.39</u>	
DVH car park resurfacing Reserve Fund now closed		Nil

Cllr. O'Boyle **proposed** that the cheque listed totalling £34,386.37 be authorised for payment.

Proposal **seconded** by Cllr. Watson

Vote: 5 councillors voted in favour, one abstained, proposal carried.

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

1. Precept balance	£ 6,117.97
2. Community Infrastructure Levy/Neighbourhood Fund	£11,364.83
3. Environmental works & asset maintenance fund	£ 1,599.27
4. Legal expenses ring fenced fund	£ 750.00
5. FAG third party funds	£ 246.35
6. Reserve Fund - ear marked for DVH car park repairs	<u>£ nil</u>
Total:	<u>£20,078.42</u>

Breakdown of S & B Paver Hire Ltd's Invoice 4353 for resurfacing works on Corvedale

Primary School playground/community car park area.

Total invoice including VAT of £1,780.00 **£10,680.00**

Funded by:

£8,900 paid from DPC's Precept fund, financed by a donation from the school

£ 8,900.00

Balance of £1780 paid from DPC's Neighbourhood Funds

£ 1,780.00
£10,680.00

Breakdown of S & B Paver Hire Ltd's Invoice 4354 for resurfacing car parking area surrounding Diddlebury Village Hall and used by the community.

Total invoice, including VAT of £3,840.00

£23,040.00

Funded by:

£7,000 paid from DPC's Precept funds, having been financed by a donation from Diddlebury Village Hall Committee

£ 7,000.00

£11,316.61 paid from DPC's Neighbourhood Fund

£11,316.61

£4,723.39 paid from DPC's ear marked Reserve Fund for Resurfacing DVH car park

£ 4,723.39

£23,040.00

4 Bank statement and cash book reconciliation

Verification by Councillors of the Clerk's reconciliation between HSBC bank statements 360 and 361 and DPC's Cash Book was performed by Cllr. O'Boyle and duly approved.

113/22 – Any Other Business (for dissemination of information only).

No matters were raised.

There being no further business to conduct, the Chairman closed the meeting at 9.40pm.

**Date and Venue of next meeting:
Wednesday 26th October 2022, 7.30pm at
Diddlebury Village Hall**

Minutes signed by: David Hedgley

Dated: 26th October 2022