

DIDDLEBURY PARISH COUNCIL

Chairman: Cllr D Hedgley

Clerk: Mrs Jean de Rusett, 1 Pipe Aston Barns, Pipe Aston, Ludlow SY8 2HG

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MINUTES

Of the meeting of Diddlebury Parish Council

held on Wednesday 28th October 2020, 7.30pm via the remote viewing platform Zoom.

069/20 – Present via Zoom

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

Apologies for absence were received and accepted from Cllr. Selina Thomas

In attendance - the Clerk, Unitary Cllr. C Motley and 4 members of the public.

070/20 – 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.

071/20 – Public involvement session.

No matters were raised.

072/20 – Approval of the Minutes of 23rd September 2020

The Minutes of the above meeting held via Zoom had been circulated prior to this meeting and publicised on the website. No amendments were requested.

Cllr. S Povall **proposed** that the Minutes of 23rd September 2020 be accepted as a correct record.

Proposal **seconded** by Cllr. Watson

Vote: Proposal carried – six in favour, one abstention.

073/20: Matters arising from the Minutes of the 23rd September 2020 not dealt with elsewhere on the Agenda.

073/20/1: The Chairman advised that SC had refused planning permission in respect of application 20/02519/OUT for 12 houses at The Moors View, Diddlebury. Mr Wilkes had contacted him and indicated he will be appealing this decision as in its Decision Notice the Planning Officer stated one reason for the refusal was there is no identified need for the housing in Diddlebury but this assertion conflicted with the findings of the recent Housing Needs Survey.

073/20/2: The clarification of a right of way had been raised at AOB in the Minutes of 23.09.20 and deferred to this meeting. The Chairman had received an email from the owner of Church Farm, Diddlebury, asking that DPC's Land Registry certificate in respect of the land it holds as part of the Diddlebury Village Hall car park be amended to record that Church Farm has a right of way over it. After discussion, the Clerk was instructed to contact the owner seeking a letter from his solicitors and an indemnity for DPC's legal costs, if any are incurred.

074/20 – Reports

074/20/1 – Chairman's Report

The Chairman has this month had further negotiations concerning the DVH car park, including discussions with Vicky Turner about CIL; he has completed a leisure activities survey; and with Cllr. Woodhouse he had visited and inspected the Hales Barns sites to better understand the layout and access issues.

074/20/2 – Unitary Cllr. Motley's report

Cllr. Motley reported Rural Services Network (RSN) continue to make progress with the revised rural funding strategy: unfortunately the government is not conducting a review this year, but rather rolling over the same budget as last year. In view of the row over funding of children's meals when not in school, SC has taken a decision to organise food boxes for such children for the whole of the Christmas holiday period. They chose this route as vouchers were sometimes subject to misuse. SC has agreed a 20mph speed limit outside schools throughout Shropshire. She reported on the progress of the government paper "Planning for the Future". She fears the objective that planning produces "beautiful and sustainable" communities will lead to endless arguments as they are subjective concepts. She has been overseeing the panel dealing with the homeless/rough sleepers: all have been housed during the Covid 19 outbreak. The housing allocation policy needs revising and up-dating.

074/20/3 – Diddlebury Village Hall report

Cllr. Woodhouse reported that DVH is open and hosting some functions such as exercise classes. Uncertainty about the Covid 19 rules, which had changed twice in the previous week, have made it difficult for the Hall committee to confirm any future events, e.g. a December wedding reception. Events pose compliance difficulties and it is both the hirers and DHVC members who can be prosecuted for breaches. He is exploring funding for the car park resurfacing with a grant scheme – the Severn Trent Community Fund – but as always has to show match-funding which he can't do whilst DPC's CIL entitlement remains in abeyance.

074/20/4 – Flood Action Group Report

Cllr. O'Boyle reported that they have been alerted that Shropshire Council have adopted a handbook produced by Telford and Wrekin Council, which tightens up considerably residential planning and sewage scheme. He also reported on the recent clearing operations carried out on the Diddlebury brook.

074/20/5 – Louise Powell Alms houses

Cllr. Worthington advised the quinquennial report on the alms houses has revealed that £50,000 worth of repairs need to be conducted. She asked that DPC make a contribution

towards the cost. Cllr. R Povall felt the £100 donations DPC tends to make would be of no assistance. Cllr. S Povall queried who was in charge of the alms houses and whether any ex Diddlebury residents were housed there and what, if any, obligations DPC had to the fabric of the alms houses. Cllr. Worthington advised no ex Diddlebury residents live there now, but the fact DPC sends a representative to the alms house meetings implies a level of interest/obligation. Cllr. Worthington agreed to obtain a copy of the quinquennial report, the Objects of the Charity and details of the present Trustees. She will pass this information to the Clerk for dissemination to the councillors, after which the matter can be re-visited.

075/20 – Planning applications and related matters

075/20/1 – 20/03767/FUL – application for the erection of an open market dwelling house and installation of a package treatment plant on land at 15 Corfton, SY7 9LE.

The applicant attended to assist councillors.

The Chairman outlined the contents of three objections which had been placed on the planning portal, which included the proposed design and the designation of whether Corfton Bache lay in the Corfton Community Cluster or was open countryside, which in the latter case meant that only affordable essential workers' housing was allowed for development. From DPC's point of view, using the precedent of development at Pinstones and the recent planning case, it was deemed to be part of the cluster. The parish council had resolved not to support any further open market housing development in Corfton, and its stance had received support from SC and the Planning Inspector. The five houses agreed in the Parish Plan had been far exceeded. The applicant argued not all the houses given permission had in fact been built. The Chairman advised if they are not started within three years of permission, then the permission will lapse. That is not the situation yet.

After further discussion Cllr. O'Boyle **proposed** that as Diddlebury Parish Council has resolved not to support any further open market housing in Corfton it therefore objects to this application.

Proposal **seconded** by Cllr. S Povall

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

075/20/2 – 20/03877/FUL – application for the conversion of Hale Barn B, Diddlebury into three dwelling houses, alterations to existing access and installation of package treatment plant.

The Chairman outlined the previous two applications relating to this property, the second of which resulted in permission for conversion into two dwellings on 07.09.20. This new application had generated objections from (1) local residents on the planning portal expressing concerns in particular about access, (2) issues with Historic Environment who objected to it on the grounds that landscaping, pressure of domestic paraphernalia and boundaries would damage the character of this farmstead and (3) the Highways Department over access: they require access to be via Pinstones Lane. During discussion councillors also raised concerns about flooding issues. The applicant joined the meeting to assist councillors. He advised recent market research had revealed a need for rental housing for smaller units: the permission granted on 07.09.20 was for one large (1700 sq. ft, 4 bedrooms) and one smaller dwelling. Three smaller dwellings better suited local needs. He then dealt at the length with the steps taken to deal with any flooding issues, the access issue and the points raised by Historic Environment.

After considerable discussion Cllr. O'Boyle **proposed** the following detailed response to this application:

The parish council in principle strongly supports the application as it understands the properties are to be made available for rent, but the support is contingent upon the following issues:

1. That the access to the development is to be by way of a green lane from the B4368 direct to the development: that this lane will be tarmacked and will have a large splay onto the B4368 and parking in the field by the splay will be possible in the event the new lane is impassable due to snow or ice. Anti-flooding measures proposed by the applicant to ensure water run-off will not create flooding issues on the B4368, which included “slow the flow” meshes to be inserted into the tarmac surface and a water capture tank underneath the cattle grid will be made conditions of this application. The Parish Council does not support access to this development being via Pinstone Lane.

2. SC Conservation (Historic Environment) does not support the subdivision of Barn B into three units and their reasons were noted by the parish council. DPC is supporting this application on the basis of assurances from the applicant that he has reached agreement with the Planning Officers and Historic Environment which will assuage their concerns and further landscaping plans will be lodged to give effect to the agreement reached.

Proposal **seconded** by Cllr. R Povall

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

076/20 – Consideration of highways and environmental matters

Cllr. Watson enquired whether steps has been taken for the removal of the Tally Ho’s sign by the Mill Lane/B4368 junction. The Clerk advised it seemed unfair to single out the Tally Ho when the Delbury Walled Garden enterprise also had a vision-obscuring A board at the junction on occasions. Cllr. Motley advised the Clerk to contact Andy Keyland at Highways and seek his advice on the legalities of private signs displayed on highways verges.

077/20 – To consider the following communications and correspondence received and to deal with any issues arising therefrom as appropriate.

1. Emails Clerk to Highways Department advising of hazards on the B4368 and requesting remedial works from Highways Department. (1) Large stones falling onto the B4368 from a wall adjacent to Wheeler’s Oak, Pedlars Rest, and (2) asking for the hedging between the Mill Lane junction and the entrance lane to Bache Mill to be cut back as it obscures visibility on the highway and especially for those exiting from the Bache Mill lane onto the B4368.
2. Emails 24.09.20 from Ian Davies of the PPSG. He believes the Community Cluster scheme has not served Diddlebury well and suggests other settlements withdraw from the concept, as Corfton have done. He urges action on a DPC Community Led scheme for entry level affordable housing and cites an example in Dorset
27.10.20 from Ian Davies of the PPSG. He provides the Chairman with information about Community Led schemes. He does not think it is appropriate to refresh the Parish Plan at this stage as there is no evidence that any of the findings or attitudes expressed in the 2013 Plan have changed.
3. Planning notifications received from Shropshire Council:
20/03535/VAR – application for variations of various planning conditions attached to the 17/05800/FUL for the erection of a dwelling and garage at the Donkey Patch, Corfton SY7 9DF
Permission granted – 23.20.20

20/01717/FUL- application for conversion of Barn B into two dwellings, at Hales Barn, Diddlebury.

Permission granted – 07.09.20 – but revised application subsequently submitted for three dwellings rather than two.

20/02519/OUT – Proposed development of land to the east of The Moors View, Diddlebury. Outline application for erection of 12 houses.
Planning permission refused – 16.10.20

4. Notification that Corvid 19 testing is available to anyone with symptoms, at the Highways Depot, Craven Arms from 28th October – 4th November. Book on-line via www.gov.uk/get-coronavirus-test.
5. 06.10.20 – email from J Gough, Community Fund Officer at Severn Trent, advising details of a community fund available in Shropshire, offering grants between £2,000 - £200,000.
6. 26.10.20 – email from SALC containing latest advice/information about Covid 19.
7. Report from the Foundation for Integrated Transport entitled “Shropshire Bus Project Summary Report” Can probably be accessed via the website www.countycouncilsnetwork.org.uk. It’s findings are based on responses from or meetings with town and parish councils, local organisations, Shropshire Council, MPs and others. One recommendation is for a direct bus link between Craven Arms and the Princess Royal Hospital in Telford.
8. Letter/form from HSBC dated 15.10.20 seeking information from DPC for the purposes of HSBC’s review into fighting fraud and advising that a possible outcome of their review is they may no longer be willing to provide DPC with banking services. Clerk and Chairman to discuss and complete the form.
9. Various emails between the Clerk, the West Mercia Police and Shropshire Council to progress the purchase of 288 Smartwater kits.

Responses

Item 2: It was agreed the matters raised in Item 2 should be an Agenda item for the November meeting.

Item 8. The Clerk advised HSBC are seeking agreement to conduct an investigation into DPC’s bank account. She and the Chairman have signed a form agreeing to the investigation, which is to be conducted in due course apparently by telephone.

Item 9 – The necessary paperwork has now been completed and the 288 kits have been ordered. It is still hoped the Police will mail them out and register the kits,

078/20 – Finance Report for October 2020

1. Precept balance b/fwd from Aug/September 2020 £6,484.14

Less: Cheques authorised to be drawn on Precept Funds in October 2020

1. Clerk’s net salary for October 2020 £214.17
2. PAYE on Clerk’s October 2020 salary £ 6.00
3. SALC: fee for 2 councillors’ attendance at community funding training course – 04.08.20 £ 60.00
4. Administrative expenses incurred by the Clerk in

October 2020 on behalf of DPC

• October 2020 contribution to telephone & Broadband @ £20 per month	£20.00		
• Refund of payment made to S.C. by Clerk for Data set and labels for Diddlebury for Smartwater distribution	£48.30		
• 1 x ream A4 paper	£ 3.50		
• 6 x 2 nd class, 1 x 1 st class stamps	£ 5.42		
• Travelling expenses claimed at 45p 28.10.20 – to Diddlebury/Bouldon to get cheques signed and discus Zoom meeting with Chairman – 36 miles @ 45p per mile	£16.20		
Total of administrative expenses	£93.42	£ 93.42	
Total claim on Precept funds in Aug/Sept. 2020		£373.59	£ 373.59
Balance of Precept Funds c/fwd to November			<u>£6,110.55</u>

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

No claims made on any Third Party Funds in October 2020

• Community Infrastructure Levy /Neighbourhood Fund Balance b/fwd from October 2020			£3,040.63
• Environmental Grant – b/fwd from Aug/Sept. 2020			£ 858.01
• Transparency Code Grant fund – bal. b/fwd from Aug/Sept.			£ 96.49
• War Memorial Fund – balance b/fwd from Aug/Sept. 2020			£ 25.13
• Funds held for Flood Action Group - bal. b/fwd Aug/Sept. 2020			£ 150.09
• Ear-marked reserves for village hall car park resurfacing - balance b/fwd from Aug/Sept. 2020			<u>£4,930.49</u>

Cllr. O’Boyle **proposed** authorisation of payment for the cheques listed in the Finance Report for October 2020.

Proposal **seconded** by Cllr. S Povall

Vote: Proposal unanimously carried by councillors.

3. HSBC Bank balance held by DPC following authorisation of the above listed payments on 28.10.2020 **£ 15,211.39**

4 Bank statement and cash book reconciliation

The verification by Councillors of the Clerk’s reconciliation between HSBC bank statement numbered 338 and DPC’s Cash Book was conducted by Cllr. O’Boyle.

079/20 - Any other business (for dissemination of information only)

The Chairman advised he has ordered a £25 wreath for the Remembrance Day service on 8th November which he will attend on behalf of DPC. This purchase now exhausts the War

Memorial funds. He asked whether in future DPC should purchase an annual wreath through the Precept. It was agreed this should happen and will be included in the Precept Budget. He is unable to attend the further ceremony on 11th November. Cllr. Worthington will attend in his place.

The Chairman's proposed that the method to be used for the next meeting on 25th November 2020 be via Zoom.

Cllr. R Povall seconded the proposal.

Vote: It was unanimously agreed to support the proposal.

There being no further business to conduct, the Zoom meeting closed at 8.50 pm.

**The next meeting on 25th November 2020 and will be held via Zoom.
Please refer to the Agendas posted on the parish website or notice boards – information on how to join the meeting will be displayed on the Agenda.**

Minutes signed by: David Hedgley

Dated: 25th November 2020