

Hopton Wafers Parish Council

Minutes of Meeting of the Parish Council held on Monday 14th January 2019 at Hopton Wafers Village Hall commencing at 7pm.

Chairman: Cllr John Price

Clerk: Mrs D McBride.

Present: Cllr John Price, Cllr Roger Hayward, Cllr Barry Buffery, Cllr Derek Bytheway, Cllr Sue Turner, Cllr Peter Cuthbert and Unitary Cllr Madge Shineton.

108/01 To receive and accept apologies and reasons for Absence from Members

Cllr Harold Deane – unwell.

Cllr Linda Clayton – another meeting.

Unitary Cllr Gwilym Butler – another meeting.

108/02 Declarations of Interest

There were no declarations of interest made.

108/03 Public Participation Session

There were four members of public present. No matters were raised at this point.

Council agreed to bring the following Agenda item forward due to the number of interested parties present.

108/08 Planning Matters

(a) To consider new planning applications:

i) Reference: 18/05588/FUL (validated: 11/12/2018)

Address: Marsh Down Farm, Earls Ditton, Kidderminster, Shropshire, DY14 0NN

Proposal: Change the use of existing annex to form a dwelling erection of extensions to include ground floor annex.

Applicant: Mrs Dianne Simonds (Marsh Down Farm, Hopton Wafers, Cleobury Mortimer, DY14 0NN)

Outcome: Council RESOLVED to have no objection to the proposals subject to Historic Environment being satisfied.

ii) Reference: 18/05739/FUL (validated: 14/12/2018)

Address: Proposed Dwellings East Of, Doddington, Shropshire

Proposal: Erection of 2no. dwellings; formation of access and installation of package treatment plant

Applicant: Mr Bryan Talbot (Summerdyne, Chapel Lane, Callow Hill, DY14 9XE)

Cllr Buffery spoke about the history of this site whereby the previous owner obtained planning permission after being challenged over various enforcement and environmental issues and felt that Shropshire Council had let the parish down. These two additional proposed properties are 192m² and 232m² and it is questionable that they are for the applicant's own use but rather are for speculative development. The proposed properties will not fit in to the area, being two storeys high in a very prominent, elevated position where most existing properties are single storey. There have been letters of objection and many concerns raised. Cllr Shineton stated that Shropshire Council had followed the rules and considered that the previous owner was local and young and tried to help facilitate his wish for housing. Now a speculative developer is trying to over develop the site. The Neighbourhood Plan of Cleobury Mortimer covers the outlying parishes including Hopton Wafers.

At 7.25pm Council suspended Standing Orders. Mr Evans spoke of his concerns about the junction of Earls Ditton Lane and the A4117 where, due to a number of road accidents he installed a crash barrier and fencing to protect his property. Mr Evans is concerned that Shropshire Council will take land off him to open out the junction if any more houses are built down the lane. Cllr Bytheway stated there have been issues with this junction for many years and more properties will make matters worse. There are also ecological and environmental concerns following the recent use of the site for waste disposal.

At 7.30pm Council re-instated Standing Orders and RESOLVED to object to this planning application due to the size of the proposed properties, prominent position, speculative development on agricultural land all of which does not meet the criteria for housing set in our Community Led Parish Plan and SAMDev statement. There are also issues with access and land contamination.

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108/08 Planning Matters (cont'd)

(a) To consider new planning applications:

At 7.35pm Mr Roberts gave an overview of his planning application which covered all the barns on the site.

iii) Reference: 18/05835/FUL (validated: 03/01/2019)

Address: Barns At Earls Ditton Farm, Earls Ditton, Shropshire, DY14 0NH

Proposal: Conversion of traditional farm building to create 5no dwellings; re-siting and conversion of 2no dutch barns to create garaging; formation of associated parking areas including demolition of portal framed farm buildings and making good stone boundary walls.

Applicant: Messrs Roberts (C/O Agent)

Council RESOLVED to support the proposals.

(b) Planning Decisions – FOR INFORMATION ONLY:

i) Reference: 18/01800/FUL (validated: 30/04/2018)

Address: Land East Of The Woodlands Farm, Cleeton Lane, Cleeton St Mary, Shropshire, DY14 0QU

Proposal: Erection of agricultural worker's dwelling in revised position (following previous approval of application No. 16/04511/FUL)

Decision: Grant Permission

ii) Reference: 18/04984/FUL (validated: 29/10/2018)

Address: The Annexe, Marsh Down Farm, Earls Ditton, Kidderminster, Shropshire, DY14 0NN

Proposal: Erection of extension to the existing annex building including internal alterations

Decision: Withdrawn

(c) To receive updates on outstanding planning matters

i) 18/03718/FUL - Land Adjacent to the Dingle, Hopton Wafers Erection of 2no detached dwellings – nothing new to report since our request for committee to consider this.

ii) 18/04598/FUL – change of use of forestry land to a glamping site near Catherton Common is pending consideration by Shropshire Council.

108/04 To confirm the Minutes of Parish Council Meeting held on Monday 10th December 2018

It was RESOLVED that the minutes of the Parish Council Meeting held on Monday 10th December 2018, be signed and ADOPTED as a true record.

108/05 Matters Arising/Clerk and Councillors' Reports since the last meeting

i) Clerk's Report

Councillor Vacancy

There have been no enquiries so vacancy has been re-advertised again on the notice boards and the website. Anyone interested should write in to the Clerk.

Speed Watch

Reminder sent for out Speed Watch equipment to be dropped off to Cllr Buffery. Cllr Buffery reminded the meeting that when people are found to exceed the speed limit they will receive a letter from the police.

Environmental Maintenance Grant

The Grant application has been submitted and acknowledged by Shropshire Council.

Highways

There has been support for the principle of Speed Reduction along the whole length of the A4117 through the parish especially for the section through Doddington and on the Rochehead side of the parish. Matter will be taken up with Highways when discussing the provision of a SpeedWatch area in Hopton Wafers. Highways have been chased for road repairs on the Catherton Road and on Woodhouse Lane near the Hillocks. Local residents are organizing repairs to the drainage and pot holes in New Road. Concerns of fly-tipping in Doddington were found to be works on the village hall car park.

ii) Lengthsman Report - Mr Bargman had cleared drains in Stockhall Lane, near Crown Cottages, at Hopton Bridge and on Catherton Lane; also litter picked in Stockhall Lane, in bus shelters and in Catherton Lane.

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108/06 Financial Matters

- i) Due to changes with PAYE the Clerk will be paid by cheque each month. Council RESOLVED to approve and sign a letter to Lloyds Bank to cancel the standing order for payroll.
- ii) Council RESOLVED to approve the third quarterly budget review and bank reconciliation for the year ending 31st March 2019.
- iii) Council discussed the draft Budget and precept requirements for 2019/20 and RESOLVED to approve the budget as presented and request a precept of £7,700. Due to the number of houses in the parish this will mean an average Band D property will see an annual increase of 66p.
- iv) Council deferred this item as only two quotes for the new bus shelter had been received. Cllr Buffery will try and obtain a third quote. Clerk will speak to Midland Quarry Products regarding permission for the site and also Shropshire Council for funding either through their public transport budget or from our CIL/Neighbourhood Fund.

108/07 Payments

(a) To approve the following payments:

- i) Clerk's Salary (January) - £319.29 (Cheque)
- ii) HMRC – PAYE (January) - £30.00 (Cheque)
- iii) Lengthsman Salary - £55.00 (Cheque)
- iv) Clerk's Admin expenses - £99.83 (Cheque)
- v) Information Commissioner – Data Protection fee - £40.00 (Cheque)

108/09 Consultation

Council noted the Shropshire Local Plan Review – 'Preferred Sites' Consultation but had no comment to make.

108/10 Unitary Councillors' Reports

Unitary Cllr Madge Shingleton reported that Shropshire Council is looking for employment land and that this council should get involved with Cleobury's Neighbourhood Plan. The co-op crossing will be installed between February 11th and March 5th. There will be traffic lights from 11th – 20th February then full closure from 9-4.30pm on 21st and 22nd February then traffic lights again from February 25th to March 5th. A decision on the future of A&E in Shropshire is due on 29th January. Once the decision is made there will be £312m to bring this about. There will be two urgent care centres however, one in each hospital. All other community care services should more clearly come together then. Complaints regarding cars parked on the road near Hopton Bank has been referred to the Bronze Tasking Group.

108/11 Parish Matters/Highways

- i) There are pot holes near to Court bridge in Hopton and opposite Hopton Bank garage on the A4117. Clerk will report these.

108/12 Future Agenda Items

To set date, venue and guest speaker for Annual Parish Meeting.

108/13 Date and Time of Next Meeting

The next Parish Council meeting will be held on Monday 11th February 2019 at 7pm Doddington Village Hall. The meeting closed at 8.35pm.

It was agreed at the Parish Council Meeting (Minute Ref 109/04) that these minutes are a true record of the meeting, subject to the following corrections:-

J Price 11/02/19
Signed.....Chairman Date.....