

Hopton Wafers Parish Council

Minutes of Parish Council Meeting held on Monday 9th March 2020 at Hopton Wafers Village Hall commencing at 7pm.

Chairman: Cllr Barry Buffery

Clerk: Mrs D McBride.

Present: Cllr Barry Buffery, Cllr John Price, Cllr H Deane, Cllr T Evans, Cllr Peter Cuthbert, Cllr Derek Bytheway and Cllr Linda Clayton.

122/01 To receive and accept apologies and reasons for Absence from Members

Cllr Sue Turner – unwell.

Cllr Mark Humpage – holiday.

Unitary Cllr Gwilym Butler – unwell.

122/02 Declarations of Interest

Cllr Bytheway declared an interest in Agenda Item 122/06 (a) as he is a member of Hopton church council.

122/03 Public Participation Session

There were thirteen members of public present.

Mr Hodge read a statement on behalf of the Trustees of Hopton Wafers Village Hall. Mr Woodward confirmed it was a lamentable situation but the Trustees had to act according to Trust Law. Mr Watkins, as Secretary of the Village Hall Committee has all records and can provide us with any information we may want.

Mrs Court explained that their agent Berrys could not attend this evening but the site for their proposed dwelling was chosen as another one had been permitted over the lane. Mr Court needs to be closer to his employer.

122/04 To confirm the Minutes of Parish Council Meeting held on Monday 10th February 2020

The Minutes of the Parish Council Meeting held on Monday 10th February 2020 were taken as read and signed.

122/05 Matters Arising/Clerk and Councillors' Reports since the last meeting

i) Clerk's Report

Highways

The Clerk and Cllr Shinton have been regularly reporting and chasing up our highway issues especially the damage to the road from Lodge Bank to the Crown following the recent floods.

Lloyds Bank Mandate

The new Mandate to add Cllr Buffery and Cllr Turner has been confirmed in writing.

Annual Parish Meeting

The meeting is booked for Monday 18th May, 2020, 7pm at Hopton Wafers Village Hall. Philip Dunne MP will be in Parliament so cannot attend but Clive Dean, Shropshire Wildlife Trust's Reserves Officer South is happy to attend and talk about the work of SWT on Catherton Common.

BT payphones

Confirmation has been received from BT that there are no plans to appeal against any of the objections, which means that the payphones at Doddington and Crumpsbrook will remain in service.

Trees at Doddington Heights

Concerns had been raised regarding tree and hedge removal at Doddington Heights. The Tree Officer has confirmed that there are no Tree Preservation Orders or conservation area constraints affecting the site and as the land is no longer agricultural, the 1997 hedgerow regulations do not apply which means that the owners are not in breach of any regulations.

Festival at the Edge email from Sue Chand, Director

Sue Chand, Director would like to meet a representative from the Parish Council on 13th March regarding the planned storytelling festival at Hopton Court this year. They hope to make local contacts to gather information about the area that will be helpful to them and the festival goes.

Community Infrastructure Levy (CIL)

The Clerk has chased Senior Officers regarding the application of CIL Local for Vehicle Activated Signs and refurbishment of Hopton Wafers Village Hall. They promised an answer very soon.

122/06 Financial Matters

(a) The Chairman explained that Council has received legal advice regarding S.137 expenditure and that he was tabling this motion to keep Council lawful. Council RESOLVED to discontinue the practice of granting money for churchyard maintenance. Council may be able to financially assist the church with community events going forward however.

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122/06 Financial Matters (cont'd)

- (b) Council RESOLVED to approve the following payments and cheques were signed:
- i) Mrs D McBride - Clerk's Salary (March) - £340.89 (Cheque)
 - ii) Mr C Bargman – Lengthsman (February) - £125.00 (Cheque)
 - iii) HMRC – PAYE – (March) - £8.40 (Cheque)

122/07 Planning Matters

(a) New Planning Applications

- i) Reference: 20/00559/OUT (validated: 10/02/2020)
Address: Land East Of, Doddington, Cleobury Mortimer, Shropshire
Proposal: Outline application for the erection of 1No dwelling with detached garage and installation of septic tank (to include access)
Applicant: Mr And Mrs C Court (c/o Agent)
Outcome: Whilst Council are generally supportive of applications for people working locally, they were concerned that this application is for an open-market dwelling in an agricultural field. Council felt that more information was needed on the type of property being proposed before they could make a clear view as the parish is already well over the guideline figure for market housing and there have been previous cases of speculative market housing development. Concerns were raised regarding the very poor condition of Earls Ditton Lane and access onto the main road and that any additional development will only exacerbate the problems.
- ii) Reference: 20/00553/FUL (validated: 12/02/2020)
Address: Site Of 24, Crumps Brook, Hopton Wafers, Shropshire
Proposal: Erection of livestock and general purpose agricultural building
Applicant: Miss N Broome (The Old School House, Hopton Wafers, DY14 0ND)
Outcome: Council were concerned that the proposed building is disproportionate with the size of the plot especially on the open Common. Council queried the intended use of such a large building with industrial roller shutter doors as little detail was supplied with the application.
- iii) Reference: 20/00402/FUL (validated: 12/02/2020)
Address: Land Adjacent The Dingle, Hopton Wafers, Shropshire
Proposal: Erection of one dwelling (modification to previously approved); erection of detached double garage
Applicant: Mr And Mrs B Perry (Hillocks Farm, Hopton Wafers, DY14 0EB).
At 7.40pm Council suspended Standing Orders for Mr Perry to speak. Mr Perry explained that the transformer in the field will have to be moved to accommodate the two previously approved plots. As they have been unable to move the transformer off site it will have to be placed between the two new dwellings. This means moving the proposed house next to The Dingle. The garage is an addition to the previously approved plan. Mr Perry explained that Western Power want to upgrade the electricity to the village but easements are required if the transformer is moved as it affects others land. Mr Perry asked for the Parish Council's support to move the transformer. The Chairman explained that we would need this request in writing, formally from Western Power before the Parish Council could make any comment.
At 7.45pm Council reinstated Standing Orders. Outcome: Council felt they could make No Comment on this application due to all the issues raised and to leave it with the Planning Authority to resolve.
- iv) Reference: 20/00665/FUL (validated: 17/02/2020)
Address: 4 Doddington, Kidderminster, Shropshire, DY14 0NR
Proposal: Erection of detached double garage with storage above; temporary siting of shipping container as a storage unit
Applicant: Mr Philip Summerfield (116 Spetchley Road, Worcester, WR5 2LX)
Outcome: Council RESOLVED to support the proposals subject to there being a condition set on the garage that it is not to be used as a residential unit.
- v) Reference: 20/00810/AGR (validated: 25/02/2020) – FOR INFORMATION ONLY.
Address: Catherton Farm, Hopton Wafers, Shropshire, DY14 0LJ
Proposal: Erection of an agricultural building for the storage of grain
Applicant: Mr Evans

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122/07 Planning Matters

(a) New Planning Applications (cont'd)

- vi) Reference: 20/00804/FUL (validated: 25/02/2020)
Address: The Dingle, Hopton Wafers, Kidderminster, Shropshire, DY14 0NB
Proposal: Erection of single storey side extension
Applicant: Mr H Smith
Outcome: The Chairman and Clerk had undertaken a site visit. The applicant had explained that they had been originally advised that they could build this extension under permitted development but since then had been advised to apply for full planning permission. Council RESOLVED to support this application.

- vii) Reference: 20/00775/CPL (validated: 26/02/2020) – FOR INFORMATION ONLY
Address: 8 Whatsill, Doddington
Proposal: Application for a Lawful Development Certificate for the proposed installation of an air source heat pump.
Applicant: Mrs C Gibb

(b) Planning Decisions – FOR INFORMATION ONLY:

- i) Reference: 19/01533/FUL (validated: 03/04/2019)
Address: Proposed Affordable Dwelling SE Of Oaktree Cottage, Cleeton St Mary, Shropshire
Proposal: Erection of affordable dwelling, detached garage; installation of package treatment plant
Decision: Grant Permission

 - ii) Reference: 19/02260/FUL (validated: 12/06/2019)
Address: 3 Bartons Field, Hopton Wafers, Shropshire, DY14 0NA
Proposal: Extension to garage (previously approved under application 17/00766/FUL) to form garden store with loft over
Decision: Grant Permission
- (c) To receive new updates on outstanding planning matters:
- i) 19/01329/FUL – proposal for two dwellings south of Doddington. Matter going to Planning Committee tomorrow. Cllr Evans will attend and make a representation on behalf of the Parish Council.
 - ii) 19/01742/FUL – proposed dwelling at Crumpsbrook. Further documents have been uploaded onto the Planning Portal on behalf of the applicant regarding the proposals.

122/08 Unitary Councillors' Reports

Cllr M Shingleton stated that Future Fit should fully go through but improvements are being made already. The CCGs are coming together. There is some difficulty in getting all parties together to discuss the 292 bus service. There is a lot of information regarding broadband improvements on Shropshire Council's website. The proposed social housing at Doddington would require strong local connections. Cllr Shingleton apologised for the chaos preventing effective management of highways. They are inundated with work but the new consultant is making progress. Please report all highway issues by email to customerfirst@shropshire.gov.uk or on My Shropshire. Cllr Shingleton is pressing for Highways maintenance especially the A4117. There was a major discussion over finance at last week's full Shropshire Council meeting. All meeting papers should now be on their website. Council Tax bills will be out soon and will include a breakdown of where the money is spent.

122/09 Parish Matters/Highways

- i) Drainage down Hopton Bank needs urgent attention as well as Earls Ditton Lane towards Ditton Mill.
- ii) The PCC application for Vehicle Activated signs to be progressed. Cllr Evans has been in touch with Bucknell and Bedstone Parish Council for advice.
- iii) Permission from MQP for the bus shelter to be progressed.
- iv) The type of hard standing for the Community Speed Watch to be ascertained and installed.

122/10 Future Agenda Items

Defibrillator training to be arranged, prior to the April Council meeting.

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122/11 Date and Time of Next Meeting

The next Parish Council meeting will be held on **Monday 20th April 2020**, 7pm at Doddington Village Hall.
The Chairman thanked everyone for attending and closed the meeting at 8.31pm.

It was agreed at the Parish Council Meeting (Minute Ref 123/06) that these minutes are a true record of the meeting, subject to the following corrections:-

B Buffery	11/05/20
Signed.....Chairman	Date.....