

Hopton Wafers Parish Council

Minutes of Meeting of the Parish Council held on Monday 13th July 2020 using the Zoom on-line facility commencing at 7.07pm.

Present: Chairman Cllr Barry Buffery, Cllr Peter Cuthbert, Cllr Mark Humpage, Cllr Linda Clayton, Cllr Sue Turner, Cllr Tim Evans and Unitary Cllr Madge Shingleton (in-part) and Clerk Mrs D McBride.

The Chairman welcomed everyone to the meeting and asked everyone with video and audio to please mute their audio and raise their hand if they wished to speak during the meeting.

125/01 To receive and accept apologies and reasons for Absence from Members

Cllr Harold Deane, Cllr John Price and Cllr Derek Bytheway had given apologies as they were unable to join the on-line meeting but had given their comments on the Agenda to the Clerk prior to the meeting.

125/02 Declarations of Interest

There were no interests declared.

125/03 Public Participation Session

There was one member of public present. No matters were raised at this point.

125/04 To confirm the Minutes of Parish Council Meeting held on Monday 8th June 2020

The Minutes of the Parish Council Meeting held on Monday 8th June 2020 were taken as read and will be signed as soon as practicable.

125/05 Matters Arising – Clerk/Lengthsman and Councillors' Reports

i) Clerk/Lengthsman Report

Highways

Mr Bargman felt that the gates at Doddington Cattle Grid could be lightly sanded and repainted in situ and he is able to do this work soon. Highways have removed the old metal barriers on the double bend below Catherton Farm but have still not emptied the drains. This work has been chased with Shropshire Council numerous times not just here but across the parish. Mr Bargman has picked three full bags of litter off Catherton Common at the end of June. A request to Shropshire Council regarding additional bins has not been responded to.

The blocked drain near Hopton Bank garage has finally been cleaned out and the road repaired.

BT Phone Box at Hopton Wafers

A request to adopt the BT phone box has been sent to Shropshire Council Historic Environment.

125/06 Financial Matters

i) Council considered and RESOLVED to approve the quarterly budget review and bank reconciliation.

125/07 Payments

(a) Council RESOLVED to approve the following payments:

i) Mrs D McBride - Clerk's Salary (July) - £340.89 (Cheque)

ii) HMRC – PAYE – (July) - £8.40 (Cheque)

iii) Mrs D McBride – Clerk's quarterly Admin Expenses Apr-June - £114.15 (Cheque)

All cheques will be signed as soon as practicable.

125/08 Planning Matters

(a) New Planning Applications:

i) Reference: 20/02404/PMBPA (validated: 29/06/2020)

Address: Barn At The Old Coach House, Hopton Bank, Hopton Wafers.

Proposal: Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to residential.

Applicant: Mr T Whiting (The Old Coach House, Hopton Bank, DY14 0ND)

Hopton Wafers Parish Council

125/08 Planning Matters

(a) New Planning Applications (cont'd):

- i) Reference: 20/02404/PMBPA (validated: 29/06/2020)
Outcome: Council RESOLVED to object to this application due to serious concerns regarding the junction onto the main road (A4117). Not only is it a busy road with a 60mph limit but the junction is on a blind bend. The size of the proposed dwelling does not fit with our SAMDev statement but also adds to the number of new market houses of which the parish's guideline figure has already been massively exceeded. The number of cars quoted for the property cannot be controlled but there would be certainly be regular deliveries in addition to residents' cars. Concerns were also raised that retaining the existing block and sheet iron walls would not fit aesthetically for a residential property.
- ii) Reference: 20/02429/CPL (FOR INFORMATION ONLY):
Address: Caravan, 18 Doddington, Hopton Wafers.
Proposal: Certificate of Lawfulness for the proposed siting of a replacement mobile home.
Applicant: Mr M Guest.

(b) Planning Decisions – FOR INFORMATION ONLY:

- i) Reference: 20/01448/PMBPA (validated: 14/04/2020)
Address: Proposed Barn Conversions The Old Coach House, Hopton Bank.
Proposal: Application for prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural buildings to three dwelling houses (Class C3) and associated operational development
Decision: Withdrawn
- ii) Reference: 20/01086/FUL (validated: 11/03/2020)
Address: Proposed Glamping Site To The North Of, Hopton Wafers, Shropshire
Proposal: Change of use of land including existing access route and pathways to provide a six pitch seasonal use glamping site; existing hardstanding to provide parking; retention of temporary toilet/washing facilities and septic tank; provision of a reed bed
Decision: Refuse. Council noted this site has been marketed even without planning permission.
- iii) Reference: 20/01761/FUL (validated: 06/05/2020)
Address: Pot House Farm, Hopton Bank, Hopton Wafers, Shropshire, DY14 0HN
Proposal: Erection of agricultural barn to house livestock and store animal feed
Applicant: Mr D Seckerson
Decision: Granted
- iv) Reference: 20/01740/FUL (validated: 05/05/2020)
Address: The Dingle, Hopton Wafers, Kidderminster, Shropshire, DY14 0NB
Proposal: Erection of single storey side extension and in-filling an area under the canopy porch
Decision: Grant Permission

(c) Updates on outstanding planning matters:

- i) Reference: 20/00553/FUL – location of proposed barn at Crumpsbrook has been revised.
- ii) Reference: 20/01270/FUL – Highways not objecting to proposed house west of Bridge Cottage but access and sight lines must be kept clear.
- iii) Reference: 20/02007/FUL – Planning Officer has confirmed this is a retrospective application for a self-contained lodge at Lubberland, 9 Crumpsbrook as it has already been erected.

125/09 Unitary Councillors' Reports

The Chairman warmly welcomed Cllr Shineton. Cllr Shineton confirmed that site meetings for planning applications are important to fully understand planning proposals. There have been two virtual Planning Committee meetings for south Shropshire and all Task and Finish Group meetings are also on-line. The next Council meeting will include a debate following a petition requesting the removal of the Clive of India statue in Shrewsbury. Health sector staff have been re-deployed during the current Covid crisis and the equivalent of 135 beds have been lost due to the required space requirements. Things are changing daily and some spikes have been occurring but a positive from the pandemic is that departments are all working together well.

Hopton Wafers Parish Council

125/09 Unitary Councillors' Reports (cont'd)

There has been a big review of the Highways contract with Kier and 10 KPI's have been put into place that Kier must achieve in order to be paid. Central government has given a further £11m for highways work so there will be on-going work on the highways in the months ahead. It has been noted that some road signage is very poor when road work is being carried out and this has been repeatedly taken up with Highways and the contractors because of the issues it causes. The lack of drainage work has also been regularly chased. The Local Plan Review is now ready and everyone is encouraged to check it out. There were no questions.

At 7.30pm Cllr Evans joined the meeting.

125/10 Cleobury Neighbourhood Plan

The Clerk gave a brief overview of the housing proposals for Cleobury. Councillors were asked to send their comments on the proposals to the Clerk by the end of July, so she can formulate a response on behalf of the Parish Council before the closing date of 3rd August.

125/11 Parish Matters/Highways

- i) The hedge alongside the footpath from Hopton Bank to Doddington is overgrown and needs attending to as pedestrians are being forced to walk in the road. Cllr Clayton will ask the residents concerned to trim their hedges back.
- ii) Cllr Humpage raised the issue of faded road markings through Hopton Wafers village. He felt that if the markings were clearer it would serve as a helpful reminder for vehicles to watch their speed.
- iii) The verge near the telephone box (old escape lane) needs cutting back. The Clerk will send a reminder for this to be done.
- iv) Cllr Buffery raised the issue of needing another parishioner to help with the Parish Plan. It was agreed that it would be more successful to personally ask someone rather than an open advert. Cllr Humpage confirmed there is a lot of information to go through and build upon the previous Parish Plan in a timely manner.

125/12 Future Agenda Items

- i) There were no further items raised.

125/13 Date and Time of Next Meeting

The next Parish Council meeting will be held on **Monday 10th August 2020**, 7pm. This meeting is scheduled to be held at Doddington Village Hall but subject to government guidance this will probably be on-line using Zoom again. It was noted that it might be possible to arrange hybrid meetings where some members could attend at a village hall with an internet link and other participants could remain at home but this would be difficult to manage and create a lot of extra work even if the village halls had internet access. The Chairman thanked everyone for attending and closed the meeting at 7.51pm.

It was agreed at the Parish Council Meeting (Minute Ref 126/04) that these minutes are a true record of the meeting, subject to the following corrections:-

B Buffery

10th August 2020

Signed.....Chairman

Date.....