

Hopton Wafers Parish Council

Minutes of Meeting of the Parish Council held on Monday 14th September 2020 using the Zoom on-line facility commencing at 7pm.

Present: Chairman Cllr Barry Buffery, Cllr Peter Cuthbert, Cllr Mark Humpage, Cllr Linda Clayton, Cllr Sue Turner 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.

127/01 To receive and accept apologies and reasons for Absence from Members

Cllr Harold Deane, Cllr John Price, Cllr Derek Bytheway and Cllr Tim Evans had sent apologies being unable to join the on-line meeting due to internet issues but had given their comments on the Agenda to the Clerk prior to the meeting. Unitary Cllrs Madge Shington and Gwilym Butler were attending another Parish Council meeting.

127/02 Declarations of Interest

There were no interests declared.

127/03 Public Participation Session

There were three members of public present.

Mr Hodge asked about some questions about the current Parish Plan review. Council confirmed the Parish Plan review will be published and the results are still relevant despite the process starting several years ago. Council is aware that the Parish Plan holds little weight in comparison to a Neighbourhood Plan but they are costly to produce. The Parish Plan helped inform SAMDev and guides the Parish Council with planning matters. With the high levels of housing required and recent changes in planning law it gives cause to pause and consider the impact on the parish. The Parish Council will discuss Mr Hodge's comments and write back. Mrs Wood raised concerns regarding the numbers of people coming out to the area to attend the Beardy Festival this week. The Parish Council is aware of this event and the concerns but this event will be managed through licencing and safety precautions will be in place.

Further to Mrs Wood's recent S.137 grant application, Cllr Buffery asked her to refer to our March meeting where Council discussed and resolved to discontinue these grants for church property. Cllr Buffery expressed regret but we have been advised that legally we cannot give money for churchyard maintenance or buildings.

127/04 To confirm the Minutes of Parish Council Meeting held on Monday 10th August 2020

The Minutes of the Parish Council Meeting held on Monday 10th August 2020 were taken as read and will be signed as soon as practicable.

127/05 Matters Arising – Clerk/Lengthsman and Councillors' Reports

i) Clerk/Lengthsman Report

Planning

- The Clerk has spoken with Planning Officer, Mike Davies regarding concerns over the number of market dwellings being permitted in the parish. Mr Davies explained that the guideline figure is only a small part of the planning process. Shropshire Council is under pressure from Government to permit more housing and has to make defensible decisions and cannot refuse housing on the basis of these guideline figures alone. One or two-dwelling developments are likely to be permitted if they consider those houses would not cause any community harm. A multiple-dwelling development is a completely different matter as they would not fit in with council policies. The Chairman felt this situation is very worrying and that some parishes may not agree to SAMDev again. Cllr Cuthbert felt the Government and Shropshire Council has ridden roughshod over SAMDev.
- Following concerns from several residents, the hedge removal adjacent to The Dingle (Planning Ref 18/03718/FUL) has been raised with the Planning Officer. The original application incorrectly stated that there were no hedges or trees on site. Comments were made about this at the time but there is no Officer Report on-line to see if this was taken into account before making a decision. Conservation only commented on the 'attractive ranch metal fence' at the frontage yet most of the road side was an old hedge. It is also unclear whether the hedging shown on the proposed plans was the existing hedge or a new hedge to be planted. Council does not understand why the inaccuracies in the original application were not picked up by Planning nor why the hedge has been allowed to be removed especially before any development has started and the site is left to look a mess.

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127/05 Matters Arising – Clerk/Lengthsman and Councillors' Reports

- i) Clerk/Lengthsman Report (cont'd)
 - There has also been no confirmed action from Shropshire Council regarding the hedge removal off Earls Ditton Lane. The Clerk will chase this up.
- ii) Parish Plan Update

Cllr Humpage informed the meeting he met with Mr Barrett and Ms Donaldson to discuss and analyse the information received through the questionnaires. Not much has changed since the previous Plan; the internet has improved but highways issues are still prevalent. Priorities for action will be written into the new Parish Plan which will have value and be achievable. Council could consider a Neighbourhood Plan but they are expensive and we can only influence so much especially with recent Government changes.

127/06 Payments

- (a) Council RESOLVED to approve the following payments:
- i) Mrs D McBride - Clerk's Salary (September) - £193.89 (Cheque)
 - ii) HMRC – PAYE – (September) - £155.40 (Cheque)

The cheques will be signed as soon as practicable.

127/07 Planning Matters

(a) Planning Decisions – FOR INFORMATION ONLY:

- i) Reference: 19/01742/FUL (validated: 15/05/2019)
Address: Proposed Dwelling At, Crumps Brook, Hopton Wafers, Shropshire
Proposal: Erection of one dwelling (amended address)
Decision: Refuse
- ii) Reference: 20/02007/FUL (validated: 29/05/2020)
Address: Lubberland, 9 Crumps Brook, Hopton Wafers, DY14 0EP
Proposal: Application under Section 73a of the Town and Country Planning Act 1990 for the siting of self-contained lodge building to be used as ancillary residential unit (retrospective)
Decision: Grant Permission
- iii) 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)
Decision: Prior Approval Not Required.
- iv) Reference: 20/02024/FUL (validated: 14/07/2020)
Address: 2 Whatsill, Doddington, Kidderminster, Shropshire, DY14 0QB
Proposal: Erection of single storey and two storey extensions to include first floor balcony
Applicant: Mr Alex Gurney (2 Whatsill, Hopton Wafers, Doddington, DY14 0QB)
Decision: Withdrawn

(b) To consider Planning Appeal:

- i) Planning Reference: 20/00402/FUL
Address: Land Adjacent to The Dingle, Hopton Wafers, Shropshire.
Proposal: Erection of one dwelling (modification to previously approved); erection of double garage
Appellant's name: Mr And Mrs B Perry
Planning Inspector ref: APP/L3245/W/20/3254804. Appeal reference: 20/02848/REF.
Outcome: Council RESOLVED to make comment regarding the removal of the hedge which according to Drawing No.1499/1B for the previously permitted development there is a hedge showing. The Parish Council is very concerned about the loss of any hedge whether deemed 'important/ancient' or otherwise and query whether the hedge was removed to create more space on-site. Regarding the application for an additional garage the Parish Council are concerned about the number of issues with this site especially regarding the location of the electricity poles giving little room to manoeuvre on site. The proposed garage would sit too far forward near the road and also block the light to The Dingle. It is not a suitable position and as no improvements to the layout have been submitted, we feel Shropshire Council's refusal should stand.

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127/08 Unitary Councillors' Reports

Unitary Cllrs Gwilym Butler and Cllr Shingleton had sent written reports which were circulated to all council members prior to the meeting. There were no questions.

127/09 Parish Matters/Highways

- i) Cllr Turner informed the meeting that some hedges have been trimmed up Stockhall Lane but not all residents received a letter from Shropshire Council Highways about hedge cutting. There are some low branches in places which need cutting back as well as more general hedge cutting.
- ii) Cllr Buffery asked for an update on repainting white lines and replacing cats' eyes along the main road. This has been reported and acknowledged but not yet actioned. The proposed bus shelter and Vehicle Activated Signs will be progressed.
- iii) Cllr Clayton asked if we can write to our MP Philip Dunne regarding the inconsistent availability of Covid testing but also that there is nowhere near here providing tests. It would be helpful if they were available in Ludlow or at each Medical Centre.

127/10 Future Agenda Items

- i) There were no further items raised.

127/11 Date and Time of Next Meeting

The next Parish Council meeting will be held on **Monday 12th October 2020**, 7pm using the Zoom on-line facility.

The Chairman thanked the remaining members of public for attending and reminded them that they were excluded for the final item. The remaining members of public left the meeting.

Due to the confidential nature of the business to be discussed under Item 12 the public and press shall be excluded under S1(2) Public Bodies (Admission to Meetings) Act 1960.

127/12 Employment Review

The Clerk's appraisal took place.

The Chairman thanked everyone for attending and closed the meeting at 8.03pm.

It was agreed at the Parish Council Meeting (Minute Ref 128/04) that these minutes are a true record of the meeting, subject to the following corrections:-

B Buffery	12th October 2020
Signed.....Chairman	Date.....