

Hopton Wafers Parish Council

Minutes of Parish Council Meeting held on Monday 13th December 2021 at Hopton Wafers Village Hall commencing at 7pm.

Present: Cllr Barry Buffery, Cllr Mark Humpage, Cllr Sue Turner, Cllr Harold Deane, Cllr Derek Bytheway, Cllr Maria Cook, Cllr Tim Evans, Cllr Linda Clayton and the Clerk Mrs D McBride.

The Chairman, Cllr Barry Buffery welcomed everyone to the meeting and for taking appropriate precautions including a lateral flow test today. Due to the current Covid situation with the high number of cases and the new variant only the time sensitive Agenda items will be discussed this evening. Other items can be discussed at a future meeting.

143/01 To receive and accept apologies and reasons for Absence from Members

Cllr Paul Blakeway – vehicle breakdown.

143/02 Declarations of Interest

Cllrs Bytheway and Cook declared interests in Agenda Item 143/09 (a) (iii) Planning reference 21/05298/FUL.
Cllr Clayton declared an interest in Agenda item 143/09 (a) (iv) Planning reference 21/05498/FUL.

143/03 Public Participation Session

There were no members of public present.

143/04 To confirm the Minutes of Parish Council Meeting held on Monday 8th November 2021

The Minutes of the Parish Council Meeting held on Monday 8th November 2021 were taken as read and signed.

143/05 Matters Arising

Cllr Bytheway commented that the width of parking spaces in Ludlow varied between 1.91m and 1.94m with a five-inch white line. This highlights the difficulty of people getting in/out of even a small car some of which are only 1.7m wide.

144/06 Clerk/Lengthsman and Councillor Reports

- i) Clerk's Report.
- ii) Lengthsman's Report.
- iii) Community Speed Watch Report – Cllr M Humpage.
- iv) SALC AGM Report – Cllr B Buffery.

All reports were deferred to a future meeting.

143/07 Financial Matters

- i) To consider draft budget and precept proposals for 2022-23 – item deferred until January.
- ii) Council considered the options and resolved to purchase four Vehicle Activated Signs. The signs will cost £15,241.20 and will be part-funded through a grant from the Police and Crime Commissioner (£3,000) and Neighbourhood Fund money (£12,241.20). The Clerk will ask Traffic Engineering to install the four poles as per their site visit in November.
- iii) Council reviewed several designs for the bus shelter for Crumpsbrook and approved a design with side and front windows, guttering and with a stock-proof door.

143/08 Payments

Council RESOLVED to approve the following payments:

- i) Mrs D McBride - Clerk's Wages (December) - £312.00 (Cheque)
- ii) C Bargman – Lengthsman Wages (November – December) - £70.00 (Cheque)
- iii) HMRC – PAYE – (December) - £62.40 (Cheque)
- iv) Hopton Wafers Village Hall – Meeting Room Hire - £60.00 (Cheque)

143/09 Planning Matters

(a) New Planning Applications:

- i) Reference: 21/05307/FUL (validated: 17/11/2021)
Address: Catherton Farm House, Catherton, Shropshire, DY14 0LJ
Proposal: Conversion and Extension of existing pool barn into residential dwelling
Applicant: Mrs C Blumberg
Outcome: Council resolved to support this application.

Initials.....**MH**.....

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143/09 Planning Matters

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

- ii) Reference: 21/05308/LBC (validated: 17/11/2021)
Address: Catherton Farm House, Catherton, Shropshire, DY14 0LJ
Proposal: Conversion and Extension of Existing Pool Barn into Residential Dwelling affecting a grade II listed building
Applicant: Mrs C Blumberg
Outcome: Council resolved to support this application.

At 7.24pm Cllr Bytheway and Cllr Cook left the meeting for the following item.

- iii) Reference: 21/05298/FUL (validated: 19/11/2021)
Address: Proposed Residential Development Land Adjacent Ashcroft, Hopton Wafers, Shropshire
Proposal: Erection of 2no. self-build open market dwellings with detached garages
Applicant: Mrs Jennifer R Perry (Hillocks, Cleobury Mortimer, DY14 0EB)
Outcome: Council resolved to object to this application.
The Parish Council feel that development should not take place on this greenfield site which is out with the main 'built' area of the village. There is one lone bungalow adjacent to the site with a footpath, minor road and an A-road on the other three sides so we do not feel this site can be considered part of the village for development and it does not meet the criteria for a 'cluster'.

The adjacent property of Ashcroft is accessible over a public path which does not have any capacity for further traffic. The access/egress onto the main road is already difficult and additional traffic journeys will exacerbate these issues. The access into the field at the lower end of the plot was created without permission with hedging being removed. A new access was also created into the top of the field with further hedging being removed without permission from Planning/Highways. This matter is an outstanding concern of the Parish Council which has not been addressed.

The design of the properties is not in-keeping with other properties in the area but most concerning is the sheer size of the dwellings and how much they will overlook the nearest neighbours (Ashcroft and The Wafers) and would be overbearing visually being proposed to be built on such a steep bank. The gradient of the bank and considerable problems already with surface water gives great cause for concern as there is little information on how this would be managed. We understand that the sewage connection being proposed is into a private drain and would need consent.

This parish has had more than the guideline figure of market housing under SAMDev and do not wish to have any more market housing especially as there is no gain or benefit to the community. The Community Led Parish Plan's view on housing is very clear on this.

At 7.32pm Cllr Bytheway and Cllr Cook re-joined the meeting.

At 7.33pm Cllr Clayton left the meeting for the following item.

- iv) Reference: 21/05498/FUL (validated: 23/11/2021)
Address: Dantra House, Doddington, Hopton Wafers, Shropshire, DY14 0NT
Proposal: Installation of a photovoltaic solar panel array on the house and adjacent garage roofs
Applicant: Mr and Mrs D Wood
Council resolved to support this application.

At 7.34pm Cllr Clayton re-joined the meeting.

(b) Planning Decisions (for information only):

- i) Reference: 21/04669/VAR (validated: 28/09/2021)
Address: St Johns Church, Doddington, Hopton Wafers, Shropshire
Proposal: Variation of Condition No. 2 (approved plans) attached to planning permission 19/05038/FUL to allow revision to pedestrian path layout
Applicant: Parochial Church Council Of St John The Baptist, Doddington (C/o C Gibb, 8 Whatsill, Spring Cottage, Hopton Wafer, Kidderminster, DY14 0NX)
Decision: Grant Permission.

Initials.....**MH**.....

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143/10 Parish Plan

This item was deferred to a future meeting.

143/11 Parish Matters/Highways

- i) There were no new parish matters raised.
- ii) The drain outside Crown Cottages and at the top of Stockhall lane near to Pound House have still not been cleaned out. The Clerk will report them again.

143/12 Future Agenda Items

There were no further items raised.

143/13 Date and Time of Next Meeting

The next Parish Council meeting will be held on Monday 10th January 2022, 7pm at Hopton Wafers Village Hall.

The Chair wished everyone a peaceful and safe Christmas and a great New Year and expressed the hope that Covid will be behind us. The meeting closed at 7.37pm.

It was agreed at the Parish Council Meeting (Minute Ref 144/04) that these minutes are a true record of the meeting, subject to the following corrections:-

Signed.....*Mark Humpage*.....Chairman Date.....*10th January 2022*.....