

DIDDLEBURY PARISH COUNCIL

Chairman: Cllr D Hedgley

Clerk: Mrs Jean de Rusett, 12 Church Road, Brampton Bryan, Bucknell, SY7 0DH
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MINUTES

**Of the meeting of Diddlebury Parish Council
held on Wednesday 22nd January 2025 at 7.30pm at Diddlebury Village Hall.**

001/25– Present

Cllr. D Hedgley - Chairman, Cllr. A Watson, Cllr. T O’Boyle, Cllr. C Martyn, Cllr. T Pardoe, Cllr. R Morgan, Cllr. A Rattu. Cllr. R Povall for part of the meeting.

In attendance - the Clerk, Shropshire Cllr. C Motley, 13 members of the public

Apologies: Cllr S. Povall,

002/25 – Declarations of Interest.

Members were requested to declare any Disclosable Personal or Pecuniary Interests they may have in matters to be considered at this meeting in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. No declarations were made.

003/25– Public involvement session,

No matters were raised.

004/25– Approval of the Minutes of the parish council meeting of 27th November 2024

The Minutes of the Parish Council Meeting on 27th November 2024 had been circulated to councillors prior to this meeting and publicised on the website. No amendments were requested at the meeting.

Cllr. Martyn **Proposed** that the Minutes of the meeting on 27th November 2024 be adopted as a correct record of the meeting’s business.

Proposal **Seconded** by Cllr. Watson

Vote on Proposal: Unanimous in support.

005/25: Matters arising from the Parish Meeting 27th November 2024 not dealt with elsewhere on the Agenda.

The Chairman thanked Cllr. R Morgan for spreading the stones in the new playground area in Diddlebury.

24/04151/FUL – refusal of planning application for a dwelling for a disabled person in Corfton Bache. The Chairman had discussed the refusal of this planning application with the Planning Officer. Their view was no caveat could be put on the dwelling preventing it from

being sold as an open market dwelling and there were no material considerations warranting it going to a full Planning Committee.

006/25- Reports

006/25/1 – Chairman’s Report. The Chairman reported that pot holes in Peaton and Bouldon had now been filled in. He had sent condolences to Cllr. Stephen Povall following the death of his father. On examining planning applications, he had contacted Mr Jack Wrigley having noted there was no Listed Building Consent application re the proposed toilet block at the Coach House., Delbury Hall. He had spoken to the Planning Officer and the Clerk to Stanton Lacy PC concerning aspects of the planning application at Sutton Hill. He had also discussed with the Planning Officer the Corfton Bache application. He had also spoken to a representative from Severn Trent Water concerning their proposed new pipeline running from the pumping station to the local water course. He had attended three site meetings for planning applications.

006/25/2 – Shropshire Cllr. Motley’s report. Cllr. Motley reported on various matters including the shock caused by the Planning Inspectorate rejecting SC’s Local Plan for various reasons, after considering it for 10 weeks. The Plan is being reconsidered by SC on Friday. Word from the government is that smaller county councils will have to become unified to achieve populations of at least 500,000. As a result of this stipulation many councils are delaying their May elections. SC is proceeding with their elections whilst searching for a suitable local authority to amalgamate with. We may end up with a mayoral system. Shropshire Council has been awarded a 2.84% increase in the Local Government Financial Statement, whereas many have had at least 6%. Of 180 councils, Shropshire is the third lowest in terms of the Financial Statement grant, having had £12M cut from its social care budget and the removal of its rural services grant. In its 2024/2025 financial budget SC was set to deliver £24M worth of savings, but the rise in NHI contributions and with lots of care providers looking to SC for financial assistance, these savings have been lost.

006/25/3: Westhope Village Hall Report. Mrs Worthington reported that the recent gales had resulted in lots of trees being blown across roads, which led to the cancellation of events at the hall. The Male Voice Choir concert has been re-arranged for the 15th February 2025.

006/25/4 – Flood Action Group Report. Cllr. Martyn reported that following the storm on 24.11.24 houses in Bache Mill and one in Corfton suffered internal flooding issues. On 3rd December 2024 he joined a well attended meeting at Culmington for a presentation by Shropshire Wildlife Trust (SWT) on Natural Flood Management Techniques, which were explained in detail. The introduction of beavers was not an option in this area. Following the meeting he had a meeting with Sarah Mackness of SWT and Jack Wrigley to discuss leaky dams on the stream above Diddlebury. On 12th January 2025 SWT featured on BBC’s Countryfile with a focus on salmon on the River Severn and the Onny Tributary. Mentions were made of the building of leaky dams. He raised Severn Trent Water issues with John Bellis of Highways. On 19th January he reported to FixMyStreet that the drain on Pinstones Lane was blocked again which will cause flooding if there is another heavy downpour. The next FAG meeting is on 20th February 2025.

006/25/5- Louise Powell Almshouses: Cllr. O’Boyle attending a meeting of the combined Almshouses Trust today. Work is continuing on various properties to ensure they are not just habitable but are also very pleasant to live in There are very few vacancies as the standards are so good.

007/25– Planning applications

24/04695/FUL - application for the erection of a toilet block at the Coach House, Delbury Hall, Diddlebury and application **25/00040/LBC** for Listed Building Consent for the above application as the Coach House and Dove Cote are Grade II Listed buildings.

The councillors considered the applications and raised queries with the applicant. The block is considered to be a necessary adjunct for the wedding venue business. It was noted there were no objections on the planning portal. The plans and Design and Access Statement were considered in detail.

Cllr. Rattu **proposed** that the parish council should support both applications.

Cllr. Morgan **seconded** the proposal.

Vote: Six in favour, one abstention: proposal carried.

24/04804/FUL – application for the siting of a temporary agricultural worker’s dwelling (static caravan), installation of a sewage treatment plant and formation of an access track, at Sutton Hill, Sutton.

The Chairman explained the land is part in Diddlebury Parish but the original farm house which is not part of the application is in Stanton Lacy Parish. Stanton Lacy PC have submitted their own comments to the Planners. The access track already exists having served Sutton Hill Farmhouse which has been sold off separately from the land. The applicants, as new owners of the agricultural land, have to farm it for three years to prove it is financially viable before they can apply for permission to build a house, hence the need for the static caravan. The land is currently designated as Open Countryside. Some Councillors had conducted a site visit to understand the application and the Applicant attended the meeting to assist. There were no objections to the application on the Planning Portal.

After consideration of the application by councillors, Cllr. Martyn **proposed** that Diddlebury Parish Council should support the application.

Cllr. Pardoe **seconded** the proposal.

Vote: Six in favour, one abstention: proposal carried.

24/04814/OUT – outline application for the erection of two self-build dwellings (1 x 3 bed, 1 x 4 bed) and access, all other matters (landscape, appearance, layout and scale) reserved.

Proposed site is on land N.W. of Great Sutton Farm, Sutton

The applicants for each proposed dwelling attended the meeting to explain their applications and neighbours concerned about the applications also attended and were given the opportunity to voice their concerns. The planning history of the site was investigated and discussed. Some councillors had held a site meeting to better understand what is proposed.

Cllr. O’Boyle had noted a late objection on the Planning Portal alleging the site was potentially contaminated. An applicant said the site had previously been a potato shed: it was agreed it is up to Shropshire Council to establish any contamination issues.

The plans and supporting statements were considered, along with the comments from those present at this meeting.

After considering the matter, Cllr. Pardoe **proposed** that Diddlebury Parish Council should support the applications

Cllr. Martyn **seconded** the proposal.

Vote: Five in favour, two abstentions: proposal carried.

24/04404/FUL - application for the erection of a porch, side and rear extensions and internal alterations to The Green, Bache Mill.

This application came in too late to be included in the November meeting so had been dealt with under the provisions of Standing Order 27. Four councillors visited the property and discussed the proposed works with the applicant and his builder. They were satisfied that the works proposed were entirely acceptable and would improve and preserve the property.

Shropshire Council had been advised that Diddlebury Parish Council supported the application and later granted permission for the works to proceed.

008/25– Consideration of highways and environmental matters

008/25/1: Notification had been put on the website that residents of Diddlebury parish can attend at the Highways Depot in Craven Arms and collect up to 10 free bags of sand, in the event of flooding. At weekends the council leave some filled sand bags outside the gates.

008/25/2: Some Diddlebury residents had become aware that Severn Trent Water is proposing to run a pipe from the pumping station into a local brook. This had provoked concerns that discharge of untreated sewage or chlorine contaminated water may be fed into the brook. No prior notification about this proposal had been sent to residents or the parish council. The ramifications of this proposal were discussed at length. The Chairman has been in contact with Severn Trent and he and other councillors are going to meet a representative from Severn Trent Water next Monday – the day it is proposed to start pumping – to discuss the matter.

008/25/3: Cllr. Watson was concerned that traffic lights keep appearing at Pedlar's Rest without prior warning, disrupting traffic. She had taken the matter up with Highways, who were not always aware that traffic lights had been set up. Cllr. R Povall thought Severn Trent Water had been investigating a mains water leak.

008/25/4: Concerns were expressed about the operation of the Craven Arms re-cycling centre booking system, which seems to have been designed to cause maximum inconvenience to the public. For example, Cllr. Watson endeavours to visit the tip on her way to school to pick up her children, but the system always allocated her a time slot when she had to be at the school. Cllr. Motley advised that SC was aware that there were issues with the re-cycling centre system and they are currently being considered.

Councillors expressed concern that there is a proposal afoot to only empty bins on a 3-weekly basis "to encourage re-cycling" rather than the present 2 weekly basis. For large families even a 2-weekly basis causes problems, especially with nappies. Cllr. Motley advised if a 3-weekly system is to be operated, SC is looking at doing a separate nappy collection.

009/25 – Consideration of correspondence and communications

Planning matters

Outcomes of planning applications:

1. 24/04404/FUL – application for the erection of a front porch and side and rear extensions at The Green, Bache Mill, SY7 9JY

Planning permission granted 02.01.25

2. 24/04312/FUL – application for change of use from agricultural portal frame building to office, gym, store, toilets, showers and games room and all associated works at Westhope Country Retreats, Middle Westhope Farm, Westhope SY7 9JL

Planning permission granted 11.11.24

3. 24/04151/FUL – application for erection of a proposed dwelling for single disabled occupancy, access drive and parking on land to the south east of 11 Corfton Bache.

Planning permission refused 14.01.25

General Correspondence

4. Email from Andy Chatting of the National Gardens Scheme inviting Diddlebury residents to open either individual gardens or a village group effort, in support of the National Gardens Scheme
which raised £91,000 last year. Contact tel. no. 07546 560625
5. Letter DPC to Severn Trent Water seeking details about its rumoured intention to run a pipe from the sewage works across a field into the brook.
6. Email from Catherine Webb, Community Communications Officer, Severn Trent with details including a plan of their proposed scheme at a cost of £404,000.
7. Email from Mill Lane resident concerned about the above issue.

010/25 - Finance Report for January 2025

Precept Balance b/fwd from November 2024 **£6,012.46**

1. LESS: cheques/direct debits to be drawn on Precept Funds on

22nd January 2025

1. HSBC bank charges to 06.12.24	£ 6.20	
2. Clerk's net salary for January 2025	£273.67	
3. PAYE on Clerk's January 2025 salary	£ 20.80	
4. <u>Administrative expenses incurred by DPC and paid</u> <u>by the Clerk in Dec.2024/January 2025</u>		
• Dec. 2024/January 2025 contribution to telephone & Broadband provision at £20 p.m	£40.00	
• 1 book of 2 nd class stamps	£ 6.80	
• Travel expenses at 45p per mile 22.01.25 to Diddlebury Village Hall for PC meeting – 32 miles:	£14.40	
Total of January 2025 expenses	£61.20	
	£ 61.20	
	£361.87	£ 361.87
Balance of Precept Funds carried forward to February 2025		£5,650.59

Ring fenced, reserves and third-party funds held by Diddlebury Parish Council

CIL/Neighbourhood Funds bal. b/fwd from November 2024	£2,269.45	
LESS: Westcotec Ltd – replacement bracket for SID machine	£ 71.40	
	£2,198.05	£2,198.05
Environmental & asset maintenance fund, bal. b/fwd from Nov. 2024		£ 530.82
Legal expenses ring fenced funds – bal. b/fwd from Nov. 2024		£ 750.00
Diddlebury Village Hall Car Park maintenance reserve funds, bal. b/fwd		£3,500.00
Reserves fund for SC elections, bal. b/fwd from November 2024		£ 457.73
<u>Third Party Funds</u>		

Corvedale Walking & Footpath Group funds. bal. b'fwd from Nov 24	£ 700.00
Flood Action Group funds, bal. b/fwd from Nov.2024	£ 228.46
Ring fenced fund for WWI Information Board Minute Ref. 235/23	£ 300.00
Total of funds	<u>£8,665.06</u>

Balance held by DPC following authorisation of payment of cheques listed

Precept Funds	£5,650.59
Ring fenced and third party funds	<u>£8,665.06</u>
Total funds	<u>£14,315.65</u>

Cllr. Watson **proposed** that cheques listed above and totalling £433.27 be approved for payment.

Cllr. O'Boyle **seconded** the proposal.

Vote: Unanimous vote in support of the proposal.

DPC's Cash Book to be reconciled by councillors with HSBC Bank Statement No 388.

Cllr. O'Boyle carried out the reconciliation and approved it.

011/25 – Consideration and approval of the Precept Budget for the financial year 2025 – 2026

After further consideration of the Precept Budget, the Budget was approved at the rounded-up sum of £7,500 which is the same as last year's as follows

SALC subscription	£370.00
Insurance	£660.00
Donations	£300.00
Administrative expenses	£600.00
Website hosting fee and IT support	£600.00
Hall hire for PC meetings	£350.00
Contingencies, councillor's expenses, miscellaneous items	£200.00
Asset and environmental maintenance	£nil
Training courses	£250.00
Payroll administration	£120.00
Audit fees	£125.00
Clerk's gross salary w.e.f. 01.04.25	£3,733.60
Data Protection Fees	£ 40.00
HSBC bank charges	<u>£ 90.00</u>
Total	<u>£7,438.60</u>

rounded up to £7,500, which will cost each Band D household £25.01

012/25 – To consider an amendment to the Resolution passed on 23rd January 2019 concerning any further development in Corfton.

The Chairman **proposed** that the above Resolution passed on 23rd January 2019 be amended as follows. "The original Resolution, Minute Ref 012/19, concerning development in Corfton should be replaced by the following Resolution: "Diddlebury Parish Council will not support any further applications for open market housing in Corfton, only affordable or exception sites will be considered".

Cllr. Rattu **seconded the proposal.**

Vote: Unanimous

013/25 - Any Other Business (for the dissemination of information only) It was noted that all councillors will have to stand, if they so wish, for re-election at the Shropshire elections on 1st May 2025.

There being no further business to conduct, the Chairman thanked everyone for their attendance. The meeting closed at 9.40pm

The next meeting will be on Wednesday 26th February 2025
7.30pm at Diddlebury Village Hall

Minutes signed by: David Hedgley

Dated: 26th February 2025