

CLEOBURY MORTIMER PARISH COUNCIL

Minutes of the Cleobury Mortimer Parish Council held at the Market Hall on Wednesday 11th May 2011 at 6.00 p.m.

Democratic 15 Minutes Public Time: From 6.00pm residents are invited to give their views and question the Parish Council on issues on this agenda, or raise issues for future consideration at the discretion of the Chairman, before the start of the Parish Council meeting. Members of the public may not take part in the Parish Council meeting itself.

PRESENT: Cllr K Reynolds, Cllr M Reiner, Cllr G Hainsworth, Cllr S Thorogood, Cllr D Brown, Cllr G Butler, Cllr K Woodfield. Cllr B Davies. Cllr J Griffiths

Clerk: Mr M Sheehan

Public: About 20 public.

Cllr K Reynolds said that he wanted to open the meeting at 18.04pm and he proceed straight to the election of officers. The Clerk said that it would not be legal and he had to follow the Agenda.

Cllr K Reynolds then started the meeting at and welcomed the public and asked if there were any questions from the public.

Dr Dawn Powick said that now that the deadline of the 28th April has passed, can the Parish Council confirm that it has abandoned negotiations with other developers (including Bovis) and that the gifted land will be sold to Matrix for the Medical Centre?

Second question, Matrix has proposed dealing with any abnormal development costs (e.g. land contamination) on an open book basis. This would involve using a professional quantity surveyor following the necessary surveys. This approach is commonly adopted by other councils, including Shropshire Council. Can the parish Council advise us to why such approach has been resisted initially and will it reconsider taking this approach?

Third question is that the Parish Council has suggested that any abnormal costs would not exceed £10,000. Where has this figure come from? And what is the basis of its authority?

Finally every other council where there has been a similar concern re land usage after the 25 years have accepted a 50: 50 split share of any profits over and above the purchase price, this includes Shropshire Council.

Why has the Parish Council demanded a 75% share? It is a little disingenuous to suggest this would be used for medical provision in the town because if we didn't use the Matrix site we would look to another developer and not ask the council for a sub.

Cllr K Reynolds said that we would make land available for a Medical centre and said that Blue Square, who he has been dealing with, should have been in touch with Dr Powick.

Cllr S Thorogood wanted it minuted that Cllr K Reynolds had not disclosed with the Councillors the outcome of a meeting he had with Blue Square prior to this meeting and that it was his opinion and not that of the Parish Council.

Cllr K Reynolds said that Blue Square would build a Medical Centre at no cost to the Parish Council on another site.

Dr Powick said that they had chosen Matrix not Blue Square as their preferred developer to work with, and is not prepared to have Blue Square build their medical centre.

A member of the public then asked about disclosing the offers made.

Cllr Butler said that it had already been disclosed and Bovis had offered £532,224 subject to building 20 open market units if no medical centre is provided Circa 15% affordable is the current policy, which will reduce the value of the offer to Circa £450,000, that is why

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we were keen to go on the Jag Glazing site as we could get in excess of £170,000 and end up with the Medical Centre and money for the community of Circa £250,000.

If we are not careful we could lose 1 million of funding from the PCT, which would be a net loss to the community of £650,000.

Cllr G Hainsworth said it was worth saying that it also includes remedial work.

Mrs Murrell asked what would happen if the Medical centre was not built on there then what about the 106 agreement.

Cllr G Butler explained the process and Community gain. He also said that it was his personal opinion that the best option was not to lose the PCT funding.

Cllr K Reynolds said that it would go to a public meeting for the public to vote.

Jenny said that there was a public meeting before when the Parish Council was invited but did not attend.

Cllr K Reynolds said the reason we could not attend was that we had a meeting with our solicitor that night.

Jenny said that it was a poor excuse.

Cllr K Reynolds said that people do not realise the cost of going backwards and forwards.

The Clerk explained that he was the only one paid by the public to look after their interests and that all the councillors are volunteers, who give up their spare time, a lot of it, to try and do the best for the Parish.

Usually any criticism comes from people who would not ever volunteer themselves and it is the Clerks job to make sure that the councillors follow legal procedures and have all the information to make their decisions.

Personal views must always be put aside to listen to all views and make an informative decision in the best interest of the community. A very difficult job, especially as they are all volunteers.

Cllr J Griffiths asked Dr Powick what would happen to the old Medical Centre.

Dr Powick said that it would be sold and there would still be a negative equity.

Cllr G Butler said Mr Chairman it is a difficult position and we have to go back to timing and the situation is that it is 99.9% certain that the Medical Centre will happen and although we are aware of other offers. If we had time we could go down that route and could lose £650,000 net to the community and it is his personal opinion that we cannot let that happen.

Mrs McCrorie said that it has been discussed by the PCT who would be funding the rent and wages, so if it was not approved then it would not go ahead.

Cllr K Reynolds said that we have allowed enough time for the public and declared the meeting start at 18.30pm.

AGENDA 05 (2011) **ORDER OF BUSINESS**

0.5.0 Election of Officers

As it is the AGM, the first business is election of the Chairman.

Cllr B Davies proposed that Cllr K Reynolds stay as Chairman. This was seconded by Cllr J Griffiths.

Cllr G Hainsworth proposed that Cllr S Thorogood take over as Chairman which was seconded by Cllr D Brown.

The Councillors first voted on the proposal of Cllr B Davies. Voted 4 for and 5 against.

Second vote for Cllr G Hainsworth proposal 5 for and 4 against. **RESOLVED.**

Cllr S Thorogood is voted as the new Parish Council Chairman.

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Cllr B Davies said that she wanted to thank Cllr K Reynolds for all the hard work and she would probably be resigning at the next meeting.

Cllr S Thorogood said that he wanted to thank Cllr K Reynolds for all his hard work and we need to get to 2013 working together and on a personal note he would not like to lose the experience of the long serving councillors and would like them to stay and support the Parish council for the future.

Cllr G Butler urged Cllr B Davies not to make snap decisions, but to think about it.

Cllr K Reynolds said that he would like to thank everyone for their support, but he is over 70 now and does not want it anymore. He thanked Betty for all her work.

Cllr J Griffiths said that Ken has always tried to do the best for Cleobury.

The Clerk said that a Vice Chairman was still needed.

Cllr J Griffiths proposed Cllr M Reiner seconded by Cllr K Reynolds.

Cllr G Hainsworth proposed Cllr D Brown, seconded by Cllr G Butler.

The Councillors first voted on the proposal of Cllr J Griffiths. Voted 5 for and 4 against.

Second vote for Cllr G Hainsworth proposal 4 for and 5 against. **RESOLVED.**

Cllr M Reiner is voted as the new Vice Chairman.

Cllr G Butler proposed leaving the rest of election of councillors list to organisations until the next meeting. Seconded by Cllr G Hainsworth voted 6 for and 3 Abstained.

RESOLVED.

0.5.1 Apologies for absence

None

0.5.2 Declaration of Interests

Cllr J Griffiths item 05.8.5 Personal and Prejudicial.

Cllr S Thorogood declared a personal interest in item 0.5.14

0.5.3 To adopt the minutes of the Meetings held on the 4th April 2011

Cllr G Hainsworth proposed that the minutes are correct, seconded by Cllr M Reiner.

Voted 7 for 2 Abstained. **RESOLVED.**

0.5.4 Matters Arising From the Minutes

Cllr S Thorogood asked about the trees at the bottom of the Hurst.

The Clerk said that he has spoken to Highways and will be meeting up to walk around knocking on doors to see what can be done jointly.

Cllr G Hainsworth asked what progress had been made with the CCTV.

Cllr G Butler said that the original department that was dealing with it was made redundant, but the budget was still in place and would find out more at a meeting set for 17th May.

Cllr K Reynolds asked what Cllr Butler had found out about the skips.

Cllr Butler said that it would cost £23 to pick up household waste and can be done on line, but to help householders could propose to put £180 to subsidise every month.

Cllr B Davies said that we agreed to provide a skip and we need to keep the town tidy because of fly tipping.

Cllr Butler said that it is against Shropshire Councils Policy.

Cllr S Thorogood said that we have got used to not having a skip.

Cllr Butler proposed suspend the meeting to ask the public what they thought. This was seconded by Cllr D Brown. Voted all in favour, **RESOLVED.**

The Chairman asked the public what they thought.

There were some mixed view but the majority were in favour have missed having the Dustcart, but asked where it could be sited.

Cllr K Reynolds said that we have land and could use that.

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The Clerk said that Insurance and environmental issues would have to be checked first. Cllr G Butler said that he has been working with an environmental team and identified the ideal land in Cleobury to site a proper recycling Centre, which could be manned daily as we would like to go down that permanent route and having a skip would set us back, it would also cost us £2,500 on precept.

After being told the whole reasons the public's view had changed and was in favour of a recycling centre.

At this point Cllr G Butler proposed to reinstate standing orders which were seconded by Cllr D Brown. Voted all in favour. **RESOLVED.**

Cllr K Reynolds said that the Royal mugs had been handed out but there are still a lot left with the last session on Saturday morning.

Cllr M Reiner said that lots of people still don't know about them and he could offer a couple of days next week to sit and hand them out for 2-3 hours, which was agree plus 9am to 12pm the forthcoming Saturday.

Clerk to advertise.

Cllr K Reynolds asked about the Cemetery path.

At this point Cllr M Reiner declared a personal interest because he was related to someone who had quoted.

Cllr S Thorogood said that he had contacted the local firm as agreed in the last Parish meeting and they could not reduce their price.

The Clerk pointed out that the local quote was higher and also for a shorter path. Also a third quote was asked for twice and had not been forthcoming.

If the other quote with the longer path and deeper base was to be chosen, a decision was needed or we may not be able to go ahead, as the company needed to order its materials.

Cllr G Hainsworth proposed letting Speller Metcalf do the new path, seconded by Cllr D Brown, voted all in favour. **RESOLVED.**

The Clerk would oversee the work with Cllr M Reiner.

Cllr K Reynolds asked when we could get the plans for the new toilets to put out to tender.

Cllr G Butler said that it should be by August 2011.

Cllr B Davies said that it made us realise how many people use the toilets.

Cllr D Brown said that all minutes are up to date on the website and has removed all out of date notices on the Notice Board. Also working with the Clerk to bring everything up to date.

Cllr G Butler said that three councillors are on a parking working group, Cllr S Thorogood, Cllr G Hainsworth and Cllr K Woodfield to bring back recommendations and a letter for the parking review has been sent off.

Cllr M Reiner said that on the corner of Childe road and the Hurst the wall was overgrown. The Clerk said that he would get in touch with Highways and walk around together to sort the problems out, but he is on holiday at the moment.

0.5.5 Councillor's report and Items for future Agenda

Cllr G Hainsworth asked that the Fringe be put on the next meeting Agenda. Noted by the Clerk.

0.5.6 Correspondence & Reports

Cllr G Butler said that the High Street and Lower Street will be re surfaced from the 25th May for three days.

0.5.7 Planning Applications

PLANNING REFERENCE: 11/01480/COU

DEVELOPMENT Application under Section 73a of the Town and Country Planning Act 1990 for the change of use of an HGV Maintenance building and operating centre to garden

PROPOSED: Furniture manufacture, workshop and office

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LOCATION: Hollywaste Cottage, 5 Hollywaste, Cleobury Mortimer,
Shropshire

OS REFERENCE: 364681 – 275864

Cllr S Thorogood described the main points of the application.

Cllr B Davies said that there had been other applications and the entrance needs looking at.

Cllr G Butler said that it really needs a site visit by a subcommittee.

Cllr M Reiner said that it used to have transport business and we need to encourage new business.

Cllr S Thorogood proposed a site visit on Saturday at 2pm.

Cllr G Butler proposed a subcommittee of Cllr S Thorogood, Cllr M Reiner

To do a site visit and report back to the Clerk. Voted 8 For 1 Abstained. **RESOLVED.**

Cllr J Griffiths proposed that the next item be moved below the line which was seconded by Cllr G Hainsworth. Voted 7 for and 2 Abstained. **RESOLVED.**

0.5.8 Financial Matters and Accounts for Payment.

| | £ |
|---|-----------|
| 05.8.0 Payment Received Precept 2011 – 2012 | 33,000.00 |
| 05.8.1 Employees Salary | 1,034.08 |
| 05.8.2 HMRC PAYE Tax and NI | 240.16 |
| 05.8.3 ALC Training 26.1.11 | 215.00 |
| 05.8.4 R M Price (Grass Cutting, Cemetery & Churchyard) | 610.00 |
| 05.8.5 Mumford's (Royal Mugs) | 1,110.00 |
| 05.8.6 Viking Direct (Office Equipment) Agreed 2010 | 290.99 |
| 05.8.7 Cleobury Country (Marquee Donation Agreed) | 550.00 |
| 05.8.8 Mr D Short (Flower Beds Church) | 135.91 |
| 05.8.9 Market Hall (Use of Toilets) | 100.00 |
| 05.8.10 Sports & Social Club (Grant Agreed) | 4,804.50 |
| 05.8.11 Came & Company (Parish Council INS) | 718.29 |

0.5.9 M H Issues (Cllr S Thorogood)

Cllr S Thorogood said a mistake had been addressed about the Market Hall Lease to the Parish Council and was 5 years, not 3 years as was thought. There will be Security Cameras put in and also we are looking at putting a sound system in upstairs due to the poor acoustics. We are reviewing the Lease for the Church as it needs some clarification. The Playgroup lease has been updated and is ready for them to sign.

The toilets are being used for the Public when the Clerk is in office and the accounts have been sent to Alan Guest to Audit.

Cllr G Hainsworth said that Mr Robinson had approached him as he has some of the original stone from the Market Hall on his land for 10 years and wants to know what to do with them.

Cllr B Davies said it can be brought back to the next Market Hall meeting.

0.5.10 Street Cleaner (Cllr K Reynolds)

Cllr K Reynolds said that Mike Hendy was retiring later this year and because he has done such a good job, we should consider employing him for a couple of days a week.

Cllr G Hainsworth said that when he retires then we would get a replacement and should wait.

The Clerk said that he had talked to Mr Hendy and he said that he would not like to use his car for transporting the dog mess, so a vehicle provided would be a help and also in the winter he may not be able to get to Cleobury from Ludlow, so there would be a lot to talk about first.

Cllr B Davies said we should wait and see what happens.

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Cllr S Thorogood said that we could not justify employing him if another person takes his place, as it would be an extra cost to the community.

After a brief discussion it was left to wait and see what happened when he retired.

0.5.11 The Wells (Cllr S Thorogood)

Cllr S Thorogood said the water has dried up again and continued to read out a report from Roger Skelhorn, Ben Smith and Bill Duley.

Cllr Thorogood went on to say it is a very historical site and we have spent a lot of time looking into the problem of no water which should not be for nothing. We don't have anyone to look after it; we should work on it to make it more interesting.

Cllr G Butler said there is an application in process of expression of interest to get £15,000 from Shropshire Council, which would put something towards it. We would need to consult with surrounding houses.

Cllr B Davies suggested a fountain.

Cllr J Griffiths said there should be small market towns funds available.

0.5.12 Housing Association Lettings (Cllr B Davies)

Cllr B Davies said it has come to light a few of our locals are being overlooked for housing. There is a home point scheme and an elderly lady in Hopton, who is living in appalling conditions, was taken to St Mary's Place by the Housing Association and showed a bungalow and told she would get the bungalow. Then she received a letter saying she did not require nursing care and would not get it. When did this rule come into force? And she does need care.

Cllr G Butler said Home point is set up by all housing associations and has had changes in last six months. We should write and ask when did it become nursing needs.

Cllr B Davies said they should not have done that to elderly person's feelings.

Cllr G Butler said all ten of the first houses on Vaughan road site have gone to local people.

Cllr M Reiner said that he had lost 2 tenants to them.

With the Clerks instruction Cllr M Reiner declared a personal and prejudicial interest.

It was then agreed for Cllr B Davies and the Clerk to follow it up.

0.5.13 Cleobury Youth (Cllr G Butler)

Cllr G Butler said the Local Joint Committee had precepted an amount of funds for the youth. Cleobury Mortimer for all the youth so decided to give all the money to the group to give out but they have to come back to the LJC with proposals. If we did same it would save youth coming to us for donations and would be centralised.

Cllr G Butler proposed that we tell the Youth Group what we have precepted for and have left, to give to them to give out but must keep us informed.

This was seconded by Cllr G Hainsworth. Voted all in favour. **RESOLVED.**

0.5.14 Muller Land (Cllr K Reynolds)

Cllr K Reynolds said that in view of getting best value, we have land and I think we should sell it and invest it in this Parish. If we have half a million in bank then we would have money for years to come.

Cllr S Thorogood said that the majority of people in Cleobury Mortimer do want a Medical Centre and Cllr Reynolds has gone off and spoken to a company and has nothing credible, whereas the Doctors have gone to Matrix their preferred contractor.

Cllr K Reynolds then proposed that the Muller land be sold to Bovis and let Blue Square build the Medical Centre.

Cllr B Davies said that it could be built and getting doctors would be no problem.

Cllr G Butler said that he fully understands Ken but it is down to timing as they haven't talked to the council about planning and the community may lose PCT funding if we don't sort out the Medical Centre with Matrix. The Jag site that is owned by Bovis with a covenant but could still deal with Matrix.

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Cllr D Brown said that it would probably be better to build a Nursing home on the Blue Square proposed site.

Cllr B Davies said that we have a nursing home which must be close to a compulsory purchase order.

Cllr S Thorogood said we have to be aware of the patient's voice and be mindful that everyone needs to know what is on the table.

Again Cllr K Reynolds proposed **that the Muller land be sold to Bovis and let Blue Square build the Medical Centre.** This was seconded by Cllr J Griffiths.

Cllr G Butler proposed to continue negotiations with Matrix to get a proposal by the end of the month with an open book assessment and a 50% uplift. This was seconded by Cllr G Hainsworth.

First the proposal by Cllr K Reynolds was voted on. In favour 4, Against 5.

Second the proposal by Cllr G Butler. **To continue negotiations with Matrix to get a proposal by the end of the month with an open book assessment and a 50% uplift.**

Voted 5 in Favour, 4 Against. **RESOLVED.**

Cllr K Reynolds challenged the vote by Cllr S Thorogood as he should have declared an interest.

Cllr S Thorogood said that he had declared an interest at the beginning of the meeting after first asking for advice at a training meeting and also the Clerk had requested advice on what he was legally supposed to do from the legal department at Shropshire council, to which he read out a written copy of what was received.

The Clerk said that he personally checked as he always does for all councillors, to make sure the correct procedures are followed.

Cllr K Reynolds said that he would go to the national press.

The Clerk said that would be unwise.

Cllr J Griffiths said we need to be aware of how much it costs to fill in the Rifle Range.

Cllr D Brown proposed to exclude the press and public, Under section 100a (4) of the Local Government Act 1972, for the following item on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12a of the Act by virtue of the paragraph specified against the item. Seconded by Cllr S Thorogood. Voted all in favour **RESOLVED.**

0.5.8 Financial Matters and Accounts for Payment.

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MEETING CLOSED AT 08.30 pm

SIGNED (CHAIRMAN) DATE