

## Cleobury Mortimer Parish Council

**Parish Council Extraordinary meeting held on Monday 22<sup>nd</sup> July 2013 at 6pm in the Market Hall, Cleobury Mortimer.**

**Present:**

Cllrs S Thorogood (Chairman), D Brown (Vice Chairman), B Davies, D Brown, J Martin, D Harley, G Hainsworth,  
Clerk: Mr M Sheehan  
Public: 17

**0.7E.0 Democratic 15 minute Public Time**

**The Chairman welcomed the public to the meeting and made the point that we want more public at the meetings, but it only seems to happen when a particular item affects them and not generally an interest in everything concerning community items.**

**He then introduced the councillors and clerk and asked for names of people wishing to speak,** also stating that any notes be given to the Clerk. List as follows.

1/ Mr Colin Lewis 2/ John Toone 3/ Charlotte Wallis 4/ Nick Davies 5/ A Harper 6/ Eileen Evans 7/ Roy Powell 8/ Martin Castle.

It was agreed to hear people in order of the planning Application they are here to voice opinions on.

Mr Colin Lewis and Mrs A Harper spoke against **13/02239/FUL Pinkham application**.

See attached notes **(A)**.

Next the Applicant Mr Powell raised the following points.

- Have sought professional advice and the Scheme involves a dry lagoon to hold back the storm water in order to negate any flooding issues, having a very strong positive effect. Able to absorb 4 inches rainfall in one go and take 5 days min to drain into watercourse.
- The planting would be sympathetic, trying to strike a fine balance between privacy and light provision.
- Sewage – Have taken professional advice, system will be up to date and comply with all regulations. All other properties have adjoining septic tanks.
- Driveway has been approved and will create an additional passing place on Pinkham lane. We would support a 20mph speed limit on Pinkham lane.
- We have informed our immediate neighbours of our intentions from an early date and are always available to discuss the project.

Mr Martin Castle representing the residents of Vaughan road on application **13/02003/FUL West End Garage**.

He read out the points listed on attachment **(B)**.

Eileen Evans raised the points listed on attachment **(C)**. Also stating have photos to prove overlooking.

Next Mr Nick Davies **13/02548/OUT Land at Tenbury Rd**

As the brewery is located approximately 10 metres from the development site we are objecting on many grounds, however the principal objection is based upon the total unsuitability as a residential site within the immediate proximity of an active industrial site, where 80 people are employed, (Hobsons employs 20), vehicles movements, noise, odours etc are all prevalent as you would expect, this is not compatible to adjoining housing.

More specifically there have been ongoing issues with Severn Trent regarding the lack of capacity at the Cleobury Sewerage Works. Over the past year Severn Trent have informed us on numerous occasions of the overloading of the works and have consulted us on methods to offset some of our waste flows. Our flows are within statutory discharge limits and have been since records were kept in 1999, however there has been a gradual decline in the efficiency of the plant. During these past 12 years there has also been a considerable increase in local housing development and it's impact cannot be discounted.

We also are aware of the shortage of electricity in Cleobury Mortimer, our wind turbine records the

local grid voltage which has been below statutory voltage supply levels on occasions. However we understand that additional supply is planned in the near future.

Before any further development is carried out we need a review, overhaul and investment programme to improve the quality of infrastructure and services in Cleobury Mortimer.

Next Mr John Toon. 13/02548/OUT Land at Tenbury Rd

He read out the points listed on attachment (D).

**0.725pm Cllr Hainsworth joined the meeting.**

Charlotte Wallis. 13/02548/OUT Land at Tenbury Rd

Items listed in attachment (E).

**0.7E.1 Apologies for absence**

None

**0.7E.2 Declaration of interests:  
Disclosable Pecuniary Interests**

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate, whether or not the interest is entered in the register of member's interests maintained by the Monitoring Officer.

Name	Disclosable Pecuniary Interests
Cllr B Davies	07E.3 b) Planning 13/02003/FUL

**0.7E.3 Planning applications:**

**a) Planning Reference:** Reference: 13/02239/FUL

Development: Proposal: Erection of a single storey affordable dwelling.

Address: North of Mill Farm, Pinkham, Cleobury Mortimer, Shropshire.

Applicant: Mr and Mrs R Powell.

After a discussion Cllr Thorogood proposed that the parish Council still wishes its original comments of no objection to stand, but request that Shropshire Council has an expert to look at the flooding issues in the lane, seconded by Cllr Harley, voted all in favour

**RESOLVED.**

**b) Planning Reference:** Reference: 13/02003/FUL

Development: Proposal: Erection of convenience store with petrol sales and stock area:  
Alterations / improvements to existing petrol forecourt area  
Including erection of new petrol canopy; to include demolition of  
Existing buildings.

Address: West End Garage, Cleobury Mortimer, Kidderminster, DY14 8DR

Applicant: Harry Tuffin Ltd.

**7.50pm** After a short discussion Cllr Thorogood proposed to suspend standing Orders to let Cllr Shineton explain planning process regarding going to Committee, Seconded by Cllr Brown, voted all in favour **RESOLVED.**

**Cllr Shineton explained that if the Parish Council were to oppose a planning application with strong recommendations, a wish list, where the planning officer says yes and the Parish Council said no then it would go to a planning Committee meeting.**

**It is noted that this advice is general advice on planning and not a comment on any agenda planning item.**

**7.55pm** Cllr Thorogood proposed to reinstate standing Orders, Seconded by Cllr Hainsworth, voted all in favour **RESOLVED.**

Cllr Thorogood proposed that the Parish Council agreed in principal to the application, but will work with the community to look at issues and concerns raised at the meeting and come back with more comments within the next ten days, seconded by Cllr Reiner, voted 6 in favour 1 against. **RESOLVED.**

**c) Planning Reference:** Reference: 13/02548/OUT

Development: Proposal: Outline application for residential development to include means of access.

Address: Land at Tenbury Road, Cleobury Mortimer, Kidderminster, DY14 8RN

Applicant: Mr M Rogers.

**8.04pm** After a short discussion Cllr Thorogood proposed to suspend standing Orders to let Nick Davies speak, Seconded by Cllr Brown, voted all in favour **RESOLVED.**

Nick explained that if the entrance was to be moved further up the road, they would end up with no access point, as it would not be allowed.

**8.05pm** Cllr Thorogood proposed to reinstate standing Orders, Seconded by Cllr Hainsworth, voted all in favour **RESOLVED.**

Cllr Davies objected on the amount of houses.

Cllr Brown proposed that the Parish Council Object to this application on three issues.

The entrance, access point where it is placed, should be further up than where it is, opposite the substation. Flooding is already an issue in the area and this development could add to it. The number of houses proposed are too many for the site. Seconded by Cllr Thorogood voted all in favour **RESOLVED.**

**d) Planning Reference:** Reference: 13/02646/FUL

Development: Proposal: Installation of dormers and skylights to roof

Address: Redthorne Dairy, Redthorne Hill, Cleobury Mortimer, Kidderminster, DY14 8QJ

Applicant: Mr M Gillett.

This application was discussed briefly and Cllr Brown proposed the Parish Council have No Objection to this application, seconded by Cllr Reiner, voted all in favour **RESOLVED.**

**0.7E.4 Finance:**

Account to be paid:

Cheques for payment –

S.A.L.C - £75 (Training)

Npower - £783.34 (Streetlights)

LexisNexis - £65.45 (Council Administration book)

Payments Received:

Cemetery - £1,645

Any others received after issue of the agenda

**The Clerk informed the Parish Council of the following.**

Account to be paid:

Cheques for payment –

B.T. - £134.61 (Office phone)

**Proposed by Cllr B Davies, seconded by Cllr D Brown, that the accounts are accepted and Payments are made. Voted all in favour RESOLVED.**

**0.7E.5 Medical Centre Update – Cllr Thorogood**

Cllr Thorogood read out an email from Matrix Medical.

Good news – just to update you on progress, we have now appointed a building contractor (Wildgoose), which has programmed in a start on site on Monday 5<sup>th</sup> August. Completion of the new building is therefore scheduled for early summer next year.

As per the land contract, our solicitors have served a notice to Justin Parker so that we can complete the land purchase prior to 5<sup>th</sup> August. I'm not sure who needs to sign the transfer on behalf of the Parish Council but would be grateful if you could ask Justin and arrange for the necessary people to be around so that they can sign in time (conscious of the holiday season!).

I have copied in Cllrs Thorogood and Butler but don't have the other councillors email addresses so trust you will forward this on as necessary.

We'll organise a sod-cutting ceremony in due course so I'll be in touch about that.

**0.7E.6 Parking Review – Cllr S Thorogood**

The review attached from Shropshire Council Highways was discussed by the parish Council. Cllr Brown informed the council that illegal parking can be reported through the council website. Cllr Thorogood proposed to confirm agreement of Highways proposals, seconded by Cllr Hainsworth, voted 5 for and 2 Against. **RESOLVED.**

**0.7E.7 SAMDev Report – Cllr Thorogood**

Cllr Brown proposed a SAMDev subcommittee to scrutinise the report, consisting of herself, Cllr Martin and Cllr Davies, seconded by Cllr Hainsworth, voted all in favour **RESOLVED.**

**0.7E.8 Cemetery Update – Clerk**

The clerk made the council aware of the cost quoted to tidy up the Cemetery paths and unkempt graves of £408. Cllr Brown proposed to go ahead with quote, seconded Cllr Hainsworth, voted all in favour **RESOLVED.**

**0.7E.9 Playing Field Fence – Cllr Thorogood**

Cllr Thorogood read out the following from an email sent by Bavita Williams, Head of the Primary School.

Please see attached, it is a quote for a temporary fencing solution for our school field during school times. Please can you share it with PCC. The fence will be pulled across each day from two posts within our area, it is better than the builders netting, as that is taking two hours to put up each day.

I hope PCC will give support to this idea, it seems to be the only sensible and realistic solution. If PCC approve this idea we would like to have the fence ready for September 2013.

On behalf of our pupils I would also like to ask PC for a contribution towards the cost if at all possible, I understand I may be pushing it now!

Thank you to all at PC for listening and being so sympathetic to our concerns. I feel this idea is a win:win for all our community, at the very least it will act as a visual reminder.

If you need any further information please do not hesitate to contact me. I am happy to meet with you all to expand on the idea.

The Clerk informed the Parish Council that he had taken advice due to concerns in the deeds and received the following response from Shropshire Council.

Hello Matthew,

I met with Bavita and she explained what fencing she felt the school required on the field. However, I have yet to source a suitable system that would meet the school's needs, easy to erect and what indeed would be acceptable when the fence is not in use i.e. leaving the field untouched. I am still looking into what the most appropriate system and I will forward costs to school upon receipt for consideration.

I can confirm however that no orders will be placed or works proceed until many factors have been addressed and agreed and in terms of your points raised I can confirm the following;

1/ that any fencing must strictly comply with the covenants and rights as to public access to the land as provided for in the deed of exchange. **Any fence will strictly comply to any covenants and rights in the deed of exchange.**

3. 2/ that the school/Shropshire Council will fully insure the fencing and site so that any loss damage or injury is covered by your insurance and that you indemnify and hold harmless the Parish Council. **The scheme will be discussed with the Council's Insurance Department and findings will be forwarded to you upon receipt. I will not be placing any orders until all parties are fully satisfied with the outcomes.**
4. 3/ That the position of the fence must strictly accord with the deed of exchange. **Any new fence will be positioned in accordance with the deed of exchange.**

The Chairman explained to the Council that an emergency may arise while schools are off as rubbish in skate park will not be emptied.

Cllr Brown proposed ask Derek Pead to take it on for a couple of hours a week for six week period only to cover, seconded by Cllr Hainsworth, voted 6 in favour 1 against.

**0.7E.10 Confirm date next Parish Council meeting - Clerk**

a) *Next P.C. meeting 2<sup>ND</sup> September 2013*

**Cheques written:**

Account to be paid:

S.A.L.C - £75 (Training)

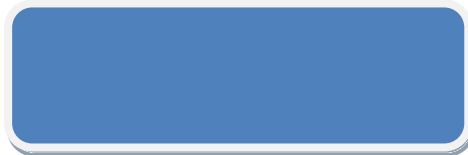
Npower - £783.34 (Streetlights)

LexisNexis - £65.45 (Council Administration book)

B.T. - £134.61 (Office phone)

**There being no other business the meeting closed at 8.45pm.**

**Signed: Chairman**



**Date 2<sup>nd</sup> SEPTEMBER 2013**