



Minutes of the Town Council meeting held on Monday 7th August 2023 at 7pm in the Cleobury Country Centre, Cleobury Mortimer.

Present:

Cllr John Greaves (Chair), Cllr Neil Tysall, Cllr Guy James, Cllr Patrick Buck, Cllr Geoff Hainsworth, Cllr Sally Burns, Town Clerk Mrs D McBride and Deputy Town Clerk Miss S Dolphin.

The Chair, Cllr John Greaves welcomed everyone to the August meeting.

08.01.23 Apologies for absence.

Cllr Ken Walsh – holiday.
Cllr Phil Clarke – holiday.
Unitary Cllr Simon Harris.
Unitary Cllr Gwilym Butler.

08.02.23 Democratic Public Time.

There were nineteen members of public present. Non-planning points raised:

- The Talbot Car Park lights are still not working; Childe Road and Viols Walk pavements are overgrown, flooding issues and drains not being emptied. Council confirmed that these issues have been repeatedly reported to Shropshire Council and we continue to chase them for action.
- Maintenance of flower boxes – comments will be forwarded to those responsible for them.
- Another bench in the QEII Park – this is already planned as part of the revamp of the Park.
- The Post Office – can Council look into parcel collections or a mobile service. Council confirmed we have been in contact with Post Office and they assure us they are looking to reinstate a full service. We have also asked for a mobile service and a cash review. It was noted that Cleobury Country had offered to be a parcel drop-off/collection point but Post Office declined this offer.
- The Manor House - resident hoped the Conservation Officer can undertake an internal inspection to assess any damage. Cllr Greaves acknowledged there is a lot of concern about the Manor House but asked the Group representative to keep the campaign as positive as possible. The Town Council has written to and spoken with the owner to open new dialogue. Council needs to keep a professional distance but has started a positive conversation now.
- Waste tarmac from recent resurfacing work on Langland Road has been left in a gateway opposite the bowling Green. This has been reported to Shropshire Council.

08.03.23 Declaration of interests.

Cllr Buck declared an interest in an Agenda item under 08.07.23 relating to the Food Bank.

08.04.23 Planning Matters.

a) New Planning Applications:

1. Reference: 23/02922/FUL (validated: 05/07/2023)
Address: Kinkora, 10 Furlongs Road, Cleobury Mortimer, Shropshire, DY14 8AR
Proposal: Proposed pitched roof over existing garage
Applicant: Mr and Mrs Borns (10 Kinkora Furlongs Road, Cleobury Mortimer, DY14 8AR)
Council RESOLVED to have no objection to the proposals.
2. Reference: 23/03056/FUL (validated: 25/07/2023)
Address: Cleobury Hills, High Street, Cleobury Mortimer, Shropshire, DY14 8DN
Proposal: Proposed 75 bedroom residential care accommodation, access, amenity space and associated works
Applicant: Mrs Juliet Briggs (Perton Manor, Wrottesley Park Road, Perton, WV8 2HE).

The Chairman had prepared a document which was shared on screen to show the differences between the previous building and the latest proposals. Information on material considerations for planning purposes was distributed. People were encouraged to focus on material planning considerations and not undermine their objections with non-material concerns.

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- Comments made by members of the public were:
- Query benefit to community if only for dementia patients. Could sheltered housing for elderly be considered instead?
 - Previous building was for 58 beds, new proposal is for 75 beds. Previous unit was for residential care including some dementia patients, plus a publicly available community café. The new development would not have public facilities and has little outdoor recreational space.
 - Size of new building is much larger than previous one and four storeys will be overbearing.
 - Numerous windows and balconies overlooking neighbouring properties.
 - Insufficient car parking spaces for staff, visitors, and suppliers. Will there be EV charging points installed? Insufficient access for deliveries and emergency services.
 - No provision for waste/rubbish.
 - Previous high-level lighting installed without consent and not removed.
 - Previous issues with noise, dust and privacy.
 - Concerns there may be asbestos from previous engineering works.
 - No contact with developer and local residents. Lack of consideration.
 - Previous damage to Fryer's Close noting that there is no access to the site.
 - Demolition due to building regulation failures. Will Planning and Building Regulations Officers be more proactive with the new proposals?
 - Land is unstable and has drainage issues. This site and a number of properties adjacent to the school field have been flooded in recent years. It was noted that there is a requirement for a full drainage scheme to be submitted. Also, inadequate surface water management in proposals.
 - Hedges at rear of site need to be properly maintained. Invasive weeds reported on site.
 - Memorial bench at entrance to site has still not been replaced.
 - Will local contractors and builders be used for construction?
 - Will local people be employed and trained to work at the unit rather than taking staffing resources from other local settings?
 - There should be a 10% net biodiversity improvement but as the site as been previously cleared, there is no starting point.

Outcome: Council noted all the points raised and RESOLVED to object to the proposals citing the following points:

We recognise the value of a facility for dementia care but we feel that the building should provide a mix of care to include our local elderly residents and not just those suffering from dementia. We would, therefore, like to see provision of 'supported housing for the elderly' in addition to specialist dementia care.

The previous building had to be demolished due to building regulation failures. It is hoped that Planning and Building Regulations will work with the applicant to ensure that, if the proposal is granted permission that the building is built according to current regulations.

We would like to see more consideration to the local community and especially the close neighbours prior to and during construction. There has been no contact between the applicant and local residents and an open meeting would be welcomed.

The Memorial bench at the entrance to the site was removed prior to the previous groundworks and has not been replaced.

A 75-bed unit on this site is too large in proportion to the site area and will be overbearing.

The numerous windows and balconies will overlook all neighbouring properties.

There needs to be a clear plan for the delivery of materials which do not impact the community.

There are insufficient car parking spaces for the number of staff required plus visitors, suppliers but also for emergency services who would need access around the whole building.

There is inadequate information regarding the management of waste from this facility.

There are also concerns about the ground condition, including flooding and contamination.

There is little information regarding planting and creating green spaces.

3. Reference: 23/03261/TCA (validated: 27/07/2023)
Address: Inverbeg, Pinkham, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8QE
Proposal: To fell 1no. Silver Birch tree (No. 2) within Cleobury Mortimer Conservation Area
Applicant: Mr Michael Halliday (Inverbeg, Pinkham, Cleobury Mortimer, DY14 8QE).
Outcome: Council RESOLVED to support the proposals.

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b) Planning Decisions (FOR INFORMATION ONLY):

1. Reference: 23/01910/FUL (validated: 26/05/2023)
Address: 4 Simon Evans Close, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8AX
Proposal: Erection of single storey extension to rear elevation, single storey extension to front elevation and part two storey part first floor extension to side elevation
Decision: Grant Permission
2. Reference: 19/00896/FUL (validated: 21/03/2019)
Address: Medical Centre, Pinkham, Cleobury Mortimer, DY14 8QE
Proposal: Conversion and extension of former medical centre to create 8no dwellings with associated parking
Decision: Refuse
3. Reference: 23/02605/TCA (validated: 16/06/2023)
Address: Inverbeg, Pinkham, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8QE
Proposal: Reduction of crown by approx. 50% and remove branches in poor condition of 2no Silver Birch within Cleobury Mortimer Conservation Area
Decision: No Objection
4. Reference: 23/01759/FUL (validated: 02/05/2023)
Address: 15 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BX
Proposal: Refurbishment and conversion of 1No flat to 4 bedsits affecting a Grade II Listed Building.
Decision: Refuse
5. Reference: 23/01760/LBC (validated: 02/05/2023)
Address: 15 Church Street, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8BX
Proposal: Refurbishment and conversion of 1No flat to 4 bedsits
Decision: Refuse
6. Reference: 23/00912/FUL (validated: 13/03/2023)
Address: Lyndas Field, Cleobury Mortimer, Shropshire, DY14 9DX
Proposal: Erection of replacement dwelling (with retention of original building) and installation of package treatment plant
Decision: Refuse

08.05.23 Minutes of the Town Council Meeting held on Monday 3rd July 2023.

Council **RESOLVED** to approve the Minutes of the meeting held on Monday 3rd July 2023, duly signed by the Chair.

08.06.23 Matters arising from the Minutes / Update since last Council meeting.

- a) Council noted receipt of the Town Clerk's Report.
- b) Councillors' Reports:
 - Cllr Hainsworth asked when the car parks will be re-lined to correspond to the EV charging points. This is expected as part of the job to commission the EV charging points.
 - Cllr Hainsworth commented on the number of weeds around town making the streets look uncared for. It was noted that we have been pushing for more action by Shropshire Council, but many householders and businesses could also tidy up their frontages too. Spraying can be very effective at the right time but we do not have permission to do this on others' property.
 - Cllr Hainsworth commented on the disgraceful amount of time it is taking to have the lights reinstated in the Talbot Car Park. If electricity supply is an issue, can Shropshire Council put solar lights in instead or would local businesses fund external lighting?
 - Cllr Hainsworth noted that the footpath and planting at Stanbury Place is still outstanding. This matter is with the Planning Officer.
 - Cllr Burns asked about new planters. Two more will be placed on the north side of the main road near the old Bakery.
 - Cllr Burns asked when the A4117 to Lem Hill will be resurfaced. This is expected in October/November.

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08.07.23 Financial Matters.

a) Council RESOLVED to approve the following payments and cheques were signed:

Cleobury Country – Meeting Room Hire - £60.00
Wicksteed Leisure Ltd – replacement netting for Play Area - £525.61
Davis Memorials Ltd – Cemetery memorials inspection - £240.00
Mrs C Pigford – reimbursement for PA hire (Festival) - £125.00
Market Hall Trust – Room Hire (Food Bank, Police, Meeting) - £120.00
The following invoices had been received after the Agenda was published:
A Guest – Contract grass cutting - £788.56
R Price – Contract grass cutting - £1,170.00

b) Council noted receipt of the following income:

Food Bank Donations - £621.00
Playing Field Booking - £150.00
Bank Interest - £184.93

c) Council RESOLVED to approve the following Debit Card payments made:

A E Evans – Scramble net for Play Area - £355.20
Printing People – Identity Cards and holders - £28.74
Viking – Toilet, Maintenance and Office Supplies - £296.46
Food Bank Petty Cash and Vouchers - £405.00
Land Registry – Title registers and plans - £15.00
Cleobury Café – Refreshments for volunteers - £18.20
Mumfords – Cable Ties - £15.97

d) Flagpole by Memorial Garden.

Council considered the costings to inspect and refurbish the flagpole as well as the quotes to replace the flagpole if required. Council felt the best use of public money was to replace the flagpole and RESOLVED to purchase a replacement quoted of £1,950.00. The new pole will be hinged but otherwise similar to the current one. The Church and British Legion were not averse to having a new one and they will be kept apprised of progress. Quotes will now be sought to install electricity to the Memorial Garden.

08.08.23 Councillor Recruitment Policy.

Council reviewed the councillor recruitment procedures and RESOLVED to adopt the new Councillor Recruitment Policy.

08.09.23 Council Committees and Working Groups.

Cllr Greaves went through the draft proposals to revise the Council Committees and Working Groups to enable more effective meetings and communication. A final proposal will be put forward for Council when we have a full complement of councillors. Additional representatives to the two parish charities will also be confirmed.

08.10.23 Provision of administration support for the Childe Endowment Trust.

Council RESOLVED to cover the cost for administration support/consumables ie room hire and postage.

08.11.23 Bench request for the Playing Field.

Council RESOLVED to approve the request to install a wooden bench on the Playing Field – to be located near the steps to the QEII Park. The bench will be donated, installed and maintained by the family. Council asked that, going forward we create and utilize an application form for bench applications so that we have full contact details of those responsible for benches. There are some old benches in the Cemetery which are in a very poor state and will need to be taped off and families notified, where possible. If these benches are not repaired, they will be removed. When benches become unsafe, we need to take action due to liability issues.

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08.12.23 Action Log Review.

Council reviewed the Action Log. The following points were noted:

- Conversion of remaining Town Council streetlights to LEDs outstanding. A meeting with the contractor is urgently needed.
- Christmas Lights – permission is required from Shropshire Council to use their streetlights for electric supply. More LED garland lights can be purchased to ensure coverage from Lion Lane to the Manor House. Connections for the feeder pillars and power for each block of buildings is required.
- Wells – the basin could be laid with tiles and ducting ready for power and water connections.
- Spray painting – initial costings were considered. It was felt that some work ie railings could be done by staff and volunteers but a further quote for the large items will be sought.
- QEII Park – revamp set to go ahead once the tree work has been completed.
- NDP – If the Independent Examiner is happy with the Neighbourhood Development Plan, the next step is for it to go to Shropshire Council cabinet for consideration in October.
- It was agreed that the fourth Monday will be ear-marked for extra Committee/Working Group Meetings.

08.13.23 Date of the next Town Council meeting.

The next Town Council meeting will be held on Monday 4th September 2023, commencing at the new starting time of 6.30pm.

Meeting closed at 9.54pm.

J Greaves

Signed:.....Chair

4th September 2023

Date:.....