
Minutes of the Town Council meeting held on Monday 4th November 2024 at 7pm in the Cleobury Country Centre, Cleobury Mortimer.

Present:

Cllr Martin Winward (Chair), Cllr Geoff Hainsworth, Cllr Guy James, Cllr Sally Burns, Cllr David Abbatiello, Cllr Tina Hobin, Town Clerk Mrs D McBride, Deputy Town Clerk Mrs A Shaw, Unitary Cllr Simon Harris and Unitary Cllr Gwilym Butler.

Cllr Martin Winward welcomed everyone to the November meeting and gave information on the protocols of the Council meeting and a reminder of the Code of Conduct and requirement to be courteous and respectful. Councillors and officers then introduced themselves to the members of public present.

11.01.24 Apologies for absence.

Apologies were received from Cllr Ken Walsh.

11.02.24 Declaration of interests.

There were no declarations of interest made.

11.03.24 Public Participation Session.

There were thirteen members of public present. Points raised were:

- 11.08.24 (2) A number of residents voiced their concerns and objections to the proposed rebuild of Cleobury Hills Care Home on the High Street. These included the size of the building, lighting, loss of privacy, drainage, land contamination, wildlife, fire safety and the impact on the highway.
- 11.08.24 (1) Residents raised concerns regarding inconsistencies and inaccuracies with the planning application documents for the proposed conversion of the former Medical Centre at Pinkham. There are serious concerns regarding flooding. Also, questions were raised regarding the suitability of the site for an “institution” as little information has been provided regarding facilities and amenities required on-site and in the community regarding the proposed use.
- 11.08.24 (5) Residents voiced their support for the proposed changes to Cleobury Community Hub.
- 11.07.24 (f) The Chief Officer of South Shropshire Youth Forum spoke about his request for additional funding from the Town Council for outreach youth work in Cleobury as grant applications from other organisations have been unsuccessful. A brief overview of the youth work was provided. There is a focus on 10–13-year-olds, with 20 young people regularly attending. Additional funding would ensure the programme will continue until the end of the current academic year.

Council brought the following items forward:

11.08.24 Planning Matters.

a) New Planning Applications:

1. Reference: 24/03761/FUL (validated: 01/10/2024)
Address: Medical Centre, Pinkham, Cleobury Mortimer, Shropshire, DY14 8QE
Proposal: Conversion of former doctors surgery building (Class E) into a residential institutional building (Class C2)
Applicant: Pumphouse Birmingham.
Outcome: Council RESOLVED to object to this application.
Council has concerns regarding the lack of information for the proposed use, including the requirement for wardens, also the facilities and amenities required for a residential institution for vulnerable people. There are concerns that a residential institution in this building/location will not fit into the Conservation Area. There is a serious flood risk due to proximity of Pudding Brook which is known to breach and cause flooding of property in this area – such flooding of a building with vulnerable residents is concerning.
It is noted that this property is on the site of the former gas works and as such any ground works will need to be carefully managed due to the risk of disturbing contaminated land.
2. Reference: 24/03787/FUL (validated: 02/10/2024)
Address: Cleobury Hills, High Street, Cleobury Mortimer, Shropshire, DY14 8DN
Proposal: Proposed 58 bedroom residential care accommodation, access, amenity space and associated works (Resubmission of 23/03056/FUL)
Applicant: Mrs Juliet Briggs.
Outcome: Council RESOLVED to object to this application.

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Council has concerns that the latest proposal for this site will be overbearing on the townscape. It will overshadow nearby properties causing a loss of privacy to neighbours due to the number of windows overlooking nearby residents - especially from the elevated height. The noise from such a large facility will also affect nearby residents.

Council feels that there are insufficient parking spaces on site for the number of staff and visitors and that the current road layout in this area will not cope with the increased volume of traffic which raises highway safety concerns.

There is a lack of green amenity space for this development as well as concerns of ecological damage to the Wildlife Corridor at the rear of the site. The site has been completely cleansed of all biodiversity opportunities and more measures must be put into place to support wildlife.

There are concerns regarding the fire safety measures and evacuation proposals from the site due to the limited access and egress being provided for vehicles and residents.

There are concerns with the site regarding drainage due to surface water run-off from adjacent land, also contamination from previous building works.

Council is aware that the original planning consent is still valid but having witnessed the overbearing nature of that proposal when built, before being demolished, Council questions the suitability of this site for a large residential care facility.

3. Reference: 24/03689/TCA (validated: 27/09/2024)
Address: 2 Pinkham, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8QE
Proposal: Crown reduce by approx. 2m 1no Laburnum & 1no Alder within Cleobury Mortimer Conservation Area
Applicant: Mr Nathan Towler.
Outcome: Planning consent has been given by Shropshire Council.
4. Reference: 24/03892/TCA (validated: 10/10/2024)
Address: 7 Pinkham, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8QE
Proposal: Remove crown and leave a standing trunk at approximately 8ft tall of 1no Holly Tree (T1) within Cleobury Mortimer Conservation Area
Applicant: Mrs Sarah Wilde (7 Pinkham, Cleobury Mortimer, Shropshire, DY14 8QE).
Outcome: Council RESOLVED to have no objection to this proposal.
5. Reference: 24/03961/FUL (validated: 29/10/2024)
Address: Cleobury Mortimer Methodist Church, Lower Street, Cleobury Mortimer, DY14 8BN
Proposal: Demolition of the existing youth centre and the erection of a rear extension
Applicant: Mr Mark Greaves.
Outcome: Council RESOLVED to fully support this application.

Cllr Tina Hobin excused herself and left the meeting at 8.02pm.

11.07.24 Financial Matters.

- f) Council RESOLVED to approve an increased grant offer to South Shropshire Youth Forum for outreach work and a cheque for £2,162.00 was duly written. A full report on how the money has been spent will be required.

11.04.24 Minutes of the Town Council Meeting held on Tuesday 8th October 2024.

Council RESOLVED to approve the Minutes of the meeting held on Tuesday 8th October 2024, duly signed by the Chair.

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

- a) Council noted receipt of the Town Clerk/Deputy Town Clerk's Office Report. The lime tree pleaching has been completed for this year with the price remaining the same as last year. The lime tree closest to the Market Hall is to be replaced as it is decaying. Plans for forthcoming local events including Remembrance and the Christmas Fayre and Light switch event are underway. A quote for cleaning bus shelters and some paths was approved and work will be undertaken in the next few weeks. The Environmental Maintenance Grant from Shropshire Council has still not been received and is being chased. The green waste bins at the Cemetery will be moved into storage. Green waste can still be deposited at the designated site in the Cemetery. A green waste permit has been ordered for the churchyard bin.

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- b) Committee Reports.
1. Finance Committee – the recent meeting was not quorate, so there was just an informal review of the accounts with no decisions were made. The meeting is re-scheduled for 25th November.
- c) Councillor Updates:
- Cllr Hobin is looking into a Clebury in Bloom type competition.
 - Cllr Abbatiello noted that some areas of QE11 Park are slippery following recent wet weather. Drainage near the Bike Trail will be investigated to identify issues but it was noted that the Park is freely accessible and subject to users' discretion.
 - Cllr Winward asked whether there could be 'post lockers' in Clebury due to the lack of a Post Office in town.

11.06.24 Unitary Councillors' Reports.

The Unitary Councillors had provided a written report prior to the meeting. Cllr Butler advised he would be in attendance on Remembrance Sunday. As the finances of Shropshire Council are under strict control there may not be any money for Street Scene and Environmental Maintenance. Cllr Harris is aware of the divisive views being raised in the community regarding the proposed fence at the Primary School. Council is aware of these concerns, also that the consultation is not reaching all parts of the community. Council supported the proposal that Cllr Winward would approach the Shropshire Gateway Education Trust with the concerns raised regarding publicity and suggest options such as a holding a public meeting.

11.07.24 Financial Matters.

- a) **Council RESOLVED to approve the following invoices for payment:**
Playdale Playgrounds – Spares for Play Equipment - £43.27
Lewis Arborcare – Lime Tree pleaching on Church Street/High Street - £3,900.00
R Price – Grass Cutting (October) - £2,330.00
Payments for approved invoices received after the Agenda was published:
R Price – Grass Cutting (November) - £1,165.00
Market Hall – Room Hire - £50.00
- b) **Council RESOLVED to approve the following S.137 payments:**
Royal British Legion – Remembrance Wreath - £20.00
Royal British Legion Clebury Mortimer - Community Support - £30.00
Dr M Baldwin - Flag Raising - £50.00
- c) **Council noted receipt of the following income:**
Bank Interest - £113.51
- d) **Council RESOLVED to approve the following Debit Card payments made:**
Viking – Toilet and Maintenance Supplies - £76.16
Amazon – Maintenance and Safety Supplies - £84.84
Shropshire Council – Green waste permit (Churchyard) - £56.00
- e) **Council RESOLVED to approve a transfer of £50,000 to the Unity Trust Bank Account from Lloyds Bank.**
- f) **Council approved an increase to the grant offer to South Shropshire Youth Form earlier in the meeting.**
- g) **Proposal for new signs for the QEII Park.**
Matter deferred to a future meeting.

11.08.24 Planning Matters (continued)

- b) **Planning Appeal:**
1. Reference: 24/02158/FUL (Appeal Reference: 24/03303/REF)
Address: Proposed Dwelling Adjacent Enderby, Clebury Mortimer, Shropshire
Proposal: Erection of a dwelling with detached double garage.
Outcome: Council RESOLVED to make no further comment on this planning matter.

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c) Planning Decisions (For Information Only):

1. Reference: 24/02962/FUL (validated: 28/08/2024)
Address: Cleobury Mortimer Primary School, Langland Road, Cleobury Mortimer, DY14 8EH
Proposal: Installation of 63.5m replacement fencing (1.8m high) and gates and erection of a link canopy
Decision: Grant Permission.
2. Reference: 24/02195/FUL (validated: 18/07/2024)
Address: Caravan Park, Lodge Coppice, Mawley Oak, Cleobury Mortimer, DY14 8PX
Proposal: Change of use of land for siting of static holiday caravans and ancillary development
Decision: Grant Permission.
3. Reference: 24/03360/HHE (validated: 05/09/2024)
Address: 91 Cleobury Meadows, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8EY
Proposal: Erection of rear conservatory (dimensions 3.50 metres, 3.50 metres max. height, 2.40 metres high to eaves)
Decision: Approved.
4. Reference: 24/03536/LBC (validated: 16/09/2024)
Address: The Coach House, Mawley Hall, Cleobury Mortimer, Shropshire, DY14 8PN
Proposal: Internal and external alterations in association with works approved previously under application 18/03040/LBC
Decision: Granted.

11.09.24 Councillors' appointments to Committees

Council RESOLVED to appoint Cllr Martin Winward to the Finance Committee.

11.10.24 Policies Review

- a) Council RESOLVED to adopt the updated Media Policy, Complaints Policy and Procedures and the Community Engagement Strategy.
- b) Council RESOLVED to adopt the new Appraisal Policy.

11.11.24 Date of the next Town Council meeting.

The next Town Council meeting will be held on Monday 2nd December 2024 at 6.30pm.

EXCLUSION OF PUBLIC AND PRESS under the Public Bodies (Admission to Meetings) Act 1960 S1(2)

The public and press shall be excluded from the following item on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted under item 12.

At 8.53pm there was a short break. The Meeting reconvened at 8.54pm.

11.12.24 Employment Matters

Cllr Abbatiello and Cllr Burns updated Council members on recent employment matters.

The Meeting closed at 9.10pm.

David Abbatiello

Signed:.....Chair

2nd December 2024

Date:.....