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Minutes of the Town Council meeting held on Monday 2<sup>nd</sup> December 2024 at 7pm in the Cleobury Country Centre, Cleobury Mortimer.

**Present:**

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

Cllr David Abbatiello welcomed everyone to the December meeting.

**12.01.24 Apologies for absence.**

Apologies were received from Cllr Martin Winward and Cllr Sally Burns.

**12.02.24 Declaration of interests.**

There were no declarations of interest made.

**12.03.24 Public Participation Session.**

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

- Can a Christmas Lights Working Group be set up with a nominated councillor and start early preparations for next year's event? This was agreed, with Cllr Burns and Cllr James nominated.
- The Tree Warden commented that all levels of government need to recognise the importance of trees and ensure that they are looked after. Unfortunately, there have been repeated incidents where trees have been cut down in the Conservation Area, without planning permission. Often houses are built around trees but the trees are not managed and subsequently impact the property. Residents who authorise tree work should employ a qualified tree surgeon and ensure that only the work required, and permitted, is actually carried out.
- 12.08.24 (3) Three residents voiced their concerns and objections to the proposal to build three houses on the Cleobury Garage site, off the High Street. Concerns include the elevated flood risk to Pudding Book and the sewers; contamination within the site and potential contamination of the brook; discrepancy with the proposed self-build statement and subsequent lack of biodiversity and community infrastructure levy noting that the development is for sale as a business development; impact on the neighbouring Grade II\* listed Manor House and lack of a Heritage Impact Statement; access to/from the highway for building work.

Council brought the following items forward:

**12.08.24 Planning Matters.**

**a) New Planning Applications:**

1. Reference: 24/03495/FUL (validated: 30/10/2024)  
Address: 3 Lacon Court, Childe Road, Cleobury Mortimer, Shropshire, DY14 8PB  
Proposal: Installation of replacement oil tank (retrospective)  
Applicant: Ms Jessica Davey.  
Outcome: No comment required as Shropshire Council has now granted permission.
2. Reference: 24/04188/TCA (validated: 26/10/2024)  
Address: High Green, 2 Bristol Place, Church Street, Cleobury Mortimer, DY14 8BZ  
Proposal: Reduce to 20ft 1no Ash, to 10ft 1no Ash, fell 2no Fir & reduce to 10ft 3no Sycamore (See Schedule) within Cleobury Mortimer Conservation Area  
Applicant: Mr Grant Carbinés.  
Outcome: Council RESOLVED to support the application.
3. Reference: 24/04241/FUL (validated: 08/11/2024)  
Address: Cleobury Garage, 15B High Street, Cleobury Mortimer, Shropshire, DY14 8DG  
Proposal: Application for technical details approval of permission in principle application (23/05119/PIP) for construction of 1No. 4 bed self-build and 2No. 3 bed self-build dwellings  
Applicant: Mr Denis McGindley (C/O Agent).  
Outcome: Council RESOLVED to object to this application, noting the lack of technical details supplied with the application.

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There are no plans for any drainage or soakaway systems and due to the flooding risk to Pudding Brook, Council feels that an attenuation system must be planned.

There is no traffic management plan and there are concerns for the safety of pedestrians on the adjacent High Street pavement as well as other users on the shared access. Additionally high volumes of vehicles could affect the structural stability of the adjacent Grade II\* listed Manor House. No Heritage Impact Statement has been supplied.

It is noted that this property is on the site of a former garage repair workshop and as such, any ground works will need to be carefully managed due to the risk of disturbing contaminated land and the potential of releasing pollution into Pudding Brook.

The site is within the Cleobury Mortimer Conservation Area and ground clearance work has already been undertaken. Council is concerned about the ecological damage to the Pudding Brook Wildlife Corridor, which should be protected as noted in our Neighbourhood Development Plan. Additionally there is no biodiversity plan and measures must be put into place to support wildlife.

The applicant states the dwellings will be self-build which Council feels is contradictory as the whole site is currently for sale quoting 'Permission in Principle' (PIP) for up to three dwellings. Selling a site with PIP for three properties would be a small business development which should attract 'Biodiversity Net Gain' conditions and Community Infrastructure Levy funding for the local community. Conversely, there are concerns that if each dwelling was independently constructed, it could prove difficult to ensure biodiversity and sustainable drainage measures are put into place for the site.

4. Reference: 24/04295/TCA (validated: 11/11/2024)  
Address: 2 Beechcote Lodge, The Hurst, Cleobury Mortimer, Shropshire, DY14 8EG  
Proposal: Reduce lower branches by 2metres of 2no. Yew trees (T1 and T2) within Cleobury Mortimer Conservation Area  
Applicant: Mrs Judith Barson.  
Outcome: Council RESOLVED to object to this application due to conflicting information in the application.
5. Reference: 24/04248/FUL (validated: 18/11/2024)  
Address: Retail Units At 8 And 9 Talbot Square, Cleobury Mortimer, Shropshire, DY14 8BQ  
Proposal: Change of use of ground floor retail units and removal of conservatory (No 9) to 2No, one bedroom flats.  
Applicant: Mr Waliur Rahman (28/30 Cross Street, Tenbury Wells, WR15 8EE).  
Outcome: Council RESOLVED to support this application.

#### **12.04.24 Minutes of the Town Council Meeting held on Monday 4<sup>th</sup> November 2024.**

Council **RESOLVED** to approve the Minutes of the meeting held on Monday 4<sup>th</sup> November 2024, duly signed by the Chair.

#### **12.05.24 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 annual Remembrance Parade and Service was well-attended. We were pleased to welcome Deputy Lieutenant Clarissa Daly again. Thanks were expressed to all the volunteers who installed the Christmas lights and also to everyone for making the Christmas Fayre and Light switch event such a success. The Environmental Maintenance Grant has now been received from Shropshire Council. A meeting will be arranged with the Street Scene officer to discuss working together with Shropshire Council to maximise the spending power of this grant. Notes from the Business Planning meeting and an update from the Police Team have been issued to all members. The Primary School's consultation regarding their proposal to fence off part of the Playing Field continues. Council Chair, Cllr Winward has been in contact with Primary School representatives regarding the consultation. Council is aware that there are concerns regarding the accessibility of the consultation and agreed that, due to the complexities of the conditions in the deeds of this public open space, the Primary School should now hold an open public meeting where everyone interested can gather to receive a presentation on all aspects of the proposal and be given the opportunity to ask questions. The Town Council needs to be assured that there has been sufficient public consultation with all of the facts before considering whether or not to release the legal rights of residents over this land.

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- b) Committee Reports:  
 1. Finance Committee – Cllr Hainsworth stated the draft Minutes from the recent meeting held on 25<sup>th</sup> November were available.
- c) Councillor Updates:  
 ➤ Cllr Hobin will send a report to the Town Council regarding ideas and proposals for a VE Day style event next year.

**12.06.24 Unitary Councillors' Reports.**

The Unitary Councillors had provided a written report prior to the meeting. Cllr Butler advised that he has met with Primary School representatives and is part of a Working Group with the Headteacher and two parents to consider options for safer 'walking-to-school' routes.

There is an opportunity for grant funding so the proposals need to be put into the Place Plan by the Town Council. Council supported this proposal.

Cllr Butler stated that Shropshire Council does listen to the Town Council regarding planning matters and has supported the opinion of the Town Council on a number of recent consultations.

Cllr Harris informed the meeting that Shropshire Council's external auditor commented that their finances were 'precarious but not catastrophic'. In a local government magazine there is a statement that 81% of councils expect an overspend on their planned budget for social care. Last year this was 72%.

The meeting was brought to order after being disrupted with comments regarding the Primary School.

**12.07.24 Financial Matters.**

**a) Council RESOLVED to approve the following invoices for payment:**

Cleobury Country – Meeting Room Hire and First Aid Training Course - £259.50

Martin Shingleton – Mole Control - £210.00

SLCC – Membership - £360.00

Mrs A Shaw – reimbursement Disco Daddy for Festival 2025 - £150.00

Morris Bufton & Co Ltd – Service Kits & Leaf Blower repair - £160.54

SALC – Councillor Training Course - £35.00

A Wakeman Electrical Services Ltd – replacement timers for toilets - £312.00

D M Payroll Services – Payroll Administration - £98.00

Lisa Hellier Arthouse Graphics – Cleobury Mortimer tourism leaflet (design review) - £50.00

Payments for approved invoices received after the Agenda was published:

Mrs I Todd – Christmas lights and sweets - £113.55

Cleobury Mortimer PCC – Contribution towards church use for Christmas Fayre - £50.00

Cleobury Mortimer Concert Brass – Christmas Fayre - £150.00

Market Hall – Room Hire (November) - £50.00

**b) Council noted receipt of the following income:**

Bank Interest - £97.47

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

Defib Store – Replacement pads - £150.00

Currys – Printer Ink - £99.99

**d) Council considered the quotations for the contract grass cutting for 2025 and 2026.**

Council RESOLVED to approve the quotation from R Price. It was agreed that the grass in the Love Lane Play Area will be mulch-mowed for environmental reasons. The grass cuttings will aid biodiversity and this option will remove the requirement for a waste licence to transport grass to another site and the resultant impact on the environment of that transportation.

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**12.08.24 Planning Matters (cont'd)**

**b) Planning Decisions (For Information Only):**

1. Reference: 24/03387/PMBPA (validated: 12/09/2024)  
Address: Proposed Residential Conversion Of Former Agricultural Building At, Mortimer Hill.  
Proposal: Application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural to form one residential unit to include all works.  
Decision: Not permitted - Planning Permission is required.
  
2. 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.  
Decision: Consent by Right – Trees.
  
3. 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.  
Decision: Consent by Right – Trees.
  
4. 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).  
Decision: Withdrawn.

**12.09.24 Date of the next Town Council meeting.**

The next Town Council meeting will be held on Monday 6<sup>th</sup> January 2025 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 items 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 items 10 and 11.

**At 7.44pm there was a short break. The Meeting reconvened at 7.45pm.**

**12.10.24 Employment Matters**

Cllr Abbatiello and the Clerk gave a brief update on recent employment matters. The closing date of the Maintenance Assistant vacancy is Friday 13<sup>th</sup> December.

**12.11.24 Market Hall Review**

Cllr Abbatiello provided a financial overview of the Market Hall finances and the support required for managing this facility.

**The Meeting closed at 8.04pm.**

*Martin Winward*

Signed:.....Chair

*6<sup>th</sup> January 2025*

Date:.....