

MINUTES OF THE BITTERLEY PARISH COUNCIL MEETING HELD ON

WEDNESDAY 13th JULY 2022

Clerk; Sue Jones Email ; Bitterleypc@gmail.com

Tel ; 01584 890375

Website ; Bitterley.org.uk

PRESENT: Mrs A. Holman (Chairman), , Mrs. K. Wheeler (Vice Chairman),
Mr. R. Osborne, Mr. C. Chillingworth, Mr T. Millard, Mr. J. Reardon-Smith, and Mr J.
Gatehouse

ALSO IN ATTENDANCE:

Mr R. Huffer (Shropshire Councillor)

The Meeting commenced at 7.00pm

	<u>ITEM</u>	<u>ACTION</u>
2022/41	Apologies: Mr. G. Dolphin	
2022/42	Election of Chairman – Due to Resignation of Mr R. Osborne Proposed AH by KW, second by PM , unanimously agreed. Vote of thanks KW to RO for service as Chair.	
2022/43	Public Participation Dave Perrin asking for feedback on roads. Specific concerns that the road itself needs relaying, on Roundthorn road, Henley road and road up to Hilluponcott. Pothole filling seems to be better but just tar and chipping these sections will not be sufficient to rectify the state given exposed stonework and lots of lumps. (Higher level of road on cleestanton road due to tar and chipping that was done has resulted in some run off onto drives that was not occurring before.) Height of road on Cleestanton Rd due to tar and chipping has resulted in an increased number of drives being affected by run off. Feedback re highways from Richard Huffer. Need for specific details. New officer at SC to assist Andy Keyland in place. (AH requested all cllrs and public to report locations. especially can load photos of issues.) AH requested Councillors and the public to report problem locations on 'Fix My Street'. Photos can be particularly useful with exact location pinpointed if reporting is done at the problem area. Clerk feedback from report on roads, forward plan that we need to engage with. Ideas to put a flyer on notice boards to (report) raise awareness of Fix my street proposed action by SJ when next putting info up	
2022/44	Shropshire Councillor Report Nothing to report from full council, RH's group has requested information regarding outstanding potholes. RH has called Solar farms at Ledwyche and Greete into committee, so a public debate will occur. Committee will normally include Agent on behalf of applicant, Tim Rogers and senior officers Planning will be asked by RH to confirm the solar project in Ledwyche will go to committee. Next planning meeting SC is 26 th July. Public can attend. Parish Council could get 3 minutes to allow for case to be	

	made. Bitterley PC will need to ask for a representative or multiple representatives.	
2022/45	Declarations of Interest None	
2022/46	To confirm the Minutes of the Council Meeting held 8th June 2022 were APPROVED, and it was <u>RESOLVED</u> that the minutes be signed and <u>ADOPTED</u> as a true record. Minutes to be signed by Chairman.	
2022/47	<p>Planning Applications</p> <p>a)The Old Shop House in Bedlam was approved by Shropshire council.</p> <p>b)Planning application 22/02151/FUL – Proposed Solar Farm east of Squirrel Lane, Ledwyche.</p> <p>JRS gave feedback from developer from submission of PC to the council planning department. Proposal to consider was whether to meet with the developer to go through issues with the documents and potentially resolve some or all, especially in regard of inaccuracies, contradictions, and what can be put right to ensure good development if it does happen. The council needed to agree to get a meeting with developers, and then will need a Planning committee meeting would have to be organised to review any change in the PC submission before 26th July. RH agreed to find out likely date of application being considered by Shropshire council, if the applicants will consider deferral or withdraw whilst they revise the application and if the Heritage Response request to carry out geo-physical survey before application is determined.</p> <p>JRS Proposal RO seconded, all agreed to have a number of members of the PC who could meet with the developer's representative asap to go through the issues the PC raised to see what they can do to resolve them before the Shropshire council planning meeting on 26th July and the same group consider revision of the PC submission dependent upon outcome of the meeting with the developer's representative.</p> <p>i) Finalise Community Benefit fund base point for negotiate agreement Proposed level of starting point for the negotiation, JRS gave some information that expectation of prices they will get for the electricity should be around £53 or more per MWH if the go for a fixed 15 year term. There is an increasing cost of electricity, much higher than the fixed term price. Therefore an increase in margin of price they are likely to be able to expect and should be available towards community benefit. Suggested community benefit starting point for negotiation should be per year with RPI increase each year. £2,888 per MW per year as that has been achieved elsewhere for solar farms.</p> <p>i) Proposal for how to distribute fund. Proposed to adopt the scheme as proposed by JRS with following amendments.</p>	

	<p>Have a scheme that does not duplicate any other grant scheme funding and does not pay for landlords to meet existing minimum standards. Private rented properties can otherwise be included.</p> <p>Proposal to start with the 9 closest properties first, prioritise worst performing EPC rating properties.</p> <p>No agreement to pay any electricity bills at all.</p> <p>Remove reference to Henley hall and landlords being outside scope of grants.</p> <p>If more application than funds available then prioritisation will be on closest to solar farm, worst EPC rated property, most cost benefit to the recipient.</p> <p>RO proposed KW seconded and all agreed that Jon RS tweaks the document to include these points, circulates to the planning sub group to confirm finalised document.</p> <p>ii)Propose and vote who is going to negotiate agreement Proposed that JRS contacts the developers to ask for 2 meetings, one to run through planning issues and one for negotiation. JRS, KW, RO and AH proposed by AH to attend the meetings, PM seconded, all agreed. Amount of community benefit fund to be approved by full PC. Results to be communicated by email.</p> <p>iii)Draft letter to developer informing them and suggest dates to start JRS to email them</p> <p>iv)Agree steering group committee proposals Principle of local agreement with firstly local community and Parish council involvement, if cannot resolve then up to land owner and Shropshire Council. Construction phase will have site manager, developer, local community and parish council representatives. Then operational phase will have owner, site management, PC and local community representatives.</p> <p>v) Propose and vote Parish Council member on to steering group. To be determined in due course.</p>	
2022/48	<p>Village Hall Status</p> <p>Update from Lynn Osborne provided. Status of PC (being) is as a custodian trustee according to how the mortgage was set up. Awaiting a response from SC as to what happens when mortgage ends. Village hall have gone through documents. Has to insure the hall, provide the input to the charity commission. Problem is that land registry Shropshire district council made a mistake in putting the owner as Parish Council of Bitterley of the village hall. Should state the parish council of bitterley as custodian trustee of the village hall charity. Land could only be used as a village hall in the terms of the sale of the land. Information obtained by village hall from ACRE and Shropshire council, and Charity commission. Copy of insurance certificate requested to be provided to the clerk on an annual basis.</p> <p>Information from charity commission on declaration of the building asset not being necessary as part of the accounts.</p> <p>Current position of Parish Council is we are awaiting solicitor feedback and then to determine next steps.</p>	

2022/49	West Mercia – Town and Parish Council Survey 2022 To be completed by individuals	
2022/50	Clerks Report Smartwater - Proposed that Clerk tries to go back to Smartwater to ask for advice on how to get pre-registration if possible and only consider reducing percentage if pre-registration cannot be done.	
2022/51	Roads Road off Snitton Lane triangle adjacent to parish notice board, route to South Farm, is not a through route to Ludlow but Sat Navs do provide it as a route. Proposed by KW and seconded by AH all agreed to investigate whether needs an official no through route sign and apply to Shropshire Council for this. All Councillors to ensure fix my street is being used to report road issues to Shropshire Council.	
2022/52	Councillor Reports None	
2022/53	Financial Matters a) Accounts for payment: Chq No. 750 D Forster - June £40.00 Chq No. 751 SC – Elections 2021 £200.00 Chq No. 752 Andrew Clayton Contracting £348.00 b) Reserve Balances A general discussion on the reserves was held. Need to reduce overall reserves discussed. TM suggested Street lighting should go into general reserves, does it need to be so significant, CiL need to know where it comes from and if any criteria for spend. All need to consider ideas for use of reserves funding at September meeting so can be incorporated into a budget plan.	
2022/54	Items for the next Agenda 14/09/22 7pm TM Status of village hall, feedback from solicitor. If anyone has any further items to add to the agenda, could they notify the clerk at least a week before the meeting.	
2022/55	Close of Meeting: 22.00pm	