Minutes of the Town Council meeting held on Monday 5th October 2026 at 6.30pm in the Cleobury Country Centre, Cleobury Mortimer.

Present:
Cllr Guy James (Chair), Cllr Tony Hayward, Cllr Helen Smith, Cllr Matthew Rose, Cllr Geoff Hainsworth, Cllr Emma Bentley, Cllr Tina Hobin, Cllr Jenny Williams, Town Clerk Mrs D McBride and Deputy Town Clerk Mrs D Alphonso.

Cllr James welcomed everyone to the October meeting.

10.01.26 Apologies for absence.
There were apologies from Cllr Ben Williams.

10.02.26 Declaration of interests.
There were no declarations of interests made.

10.03.26 Co-option of new councillor.
Mrs Jenny Williams was co-opted onto the Council and completed her Declaration of Acceptance of Office.

10.04.26 Public Participation Session.
There were thirty-two members of the public and press present, also Unitary Councillors Pamela and David Davies, two representatives from Halls and five representatives from Severn Trent Water (STW) and Mott MacDonald Bentley (MMB).

- Representatives from Flourish and Nourish asked if the Town Council would provide CCTV cover of the Community Garden. Flourish and Nourish welcome people to use the facility at all times but unfortunately some have caused damage to the polytunnel. The Chair noted that the remote location of the Garden could mean a potential cost of more than £10,000 to have electricity supplied and cameras installed onto the town's CCTV network (options and costs to be confirmed), however, battery-powered motion sensor cameras may well be a more cost-effective alternative. Flourish and Nourish will look at the options and report back to the Council.
- A resident asked if the Town Council would consider adopting the BT telephone kiosk outside the Talbot Hotel. Council agreed to discuss this at the next meeting and asked for suggestions for its future use should the kiosk be adopted. It was noted that there is another kiosk at the junction of the Hurst and Lower Street which may also be available.

10.05.26 Severn Trent Treatment Plant update.
Mr Page (STW Senior Project Manager) and Mr Anderson from MMB (project contractors) gave an update on the new wastewater treatment plant. The new plant is up and running with all sewage going to the new plant for processing and the treated water being returned back to the old site for discharge into the river. This will continue for another month and then all processing will be fully on the new site with the old site being decommissioned in February 2027. The landscaping of the new site will be undertaken next Spring and will include locally grown oak trees. The site has planned capacity to cover the projected population growth until 2045. The latest technology for processing wastewater being used at the site is being recognised nationally.
Reports of rats near the old site have been investigated by pest control. A few rats have been seen but it is not clear where they have come from as there are a lot of overgrown areas and other properties near the site access.
There had been some reports of noise coming from the new site. Whilst recognising that there will be noise from a construction site, Severn Trent will follow up on reports but they need to know the type of noise and where and when it is heard, so that they can investigate.
An Open Day will be held next year once construction is complete – perhaps late afternoon or early evening and they will be happy to explain the process of treating wastewater.
Severn Trent are keen to keep a community presence and have staff carry out volunteer days in the community. They are also undertaking educational information sessions in the schools, highlighting the problems with flushing wet wipes, dental products and fat down into the drains which can cause blockages and reduce the efficiency of the system.

*Initials…**GJ**….*

The Chair brought the following item forward.

10.10.26 Planning Matters.

a) New Planning Applications:

2. Reference: 26/03251/OUT (validated: 23/09/2026)
Address: Proposed Residential Development Land north of Ludlow Road, Cleobury Mortimer
Proposal: Outline application (to include access) for residential development (to include matters of access only) comprising cemetery expansion, public open space, vehicle and pedestrian accesses, and associated works and accompanying infrastructure
Applicant: R C Evans (Curdale Farm, Cleobury Mortimer, DY14 0HA).

Mr Paul Watson, Senior Planner from Halls gave a presentation highlighting the key points of the outline planning application for proposed residential development, Cemetery extension, open space provision and accesses for this site based on the Cleobury Mortimer Neighbourhood Development Plan (CMNDP). The indicative site layout shows 92 dwellings rather than the full 120 provided for in the CMNDP. The scale, layout and appearance of the development as well as landscaping, will be subject to a later, more-detailed application.

There followed a period of public participation whereby residents could raise points and ask questions regarding the proposals. Numerous comments and objections to the proposed vehicular access (a one-way system) into the site from Catherton Road were made.
Mr Watson confirmed that this proposed option was drawn in due to the size of the site to provide a second access as well as being for emergency vehicles. Questions were raised regarding the actual location site on Catherton Road, of their traffic survey, the result of which many felt was incorrect as the survey was outside the current housing area.
Some people felt the wildlife corridor could be a magnet for anti-social behaviour, affecting residents on Lea View.
Concerns were also raised regarding drainage as the bottom of field can flood in heavy rain.
Mr Watson confirmed that attenuation capacities have been calculated based on soil type, average rainfall plus 50% capacity to prevent stormwater flooding.
The proposed footpath from the site is showing to exit onto a narrow point of Catherton Road. It was felt that the path should be designed to join the road directly opposite the path to the QEII Park from the corner of the field, despite the trees and low-lying land. This could be designed at this stage and also include a pedestrian crossing.

The Chair of the CMNDP Steering Committee informed the meeting that the NDP was seven years in the making, cost tens of thousands of pounds of taxpayer's money, has gone through Government Inspection, community Referendum and been duly adopted as Planning Policy by Shropshire Council. To that end, the policies in the CMNDP must be adhered to.
Objectives in the CMNDP included road and public safety. As part of a Safety by Design principle, a Highway survey was conducted, all options considered and it was agreed then to not have a vehicular access onto Catherton Road. Two accesses into the site could mean anti-social issues with people driving through the site as a short-cut and to avoid cameras.

After the public time, Council discussed the planning application and duly RESOLVED to object to this planning application due to the access points onto Catherton Road which are not as set out in the Cleobury Mortimer Neighbourhood Development Plan. The principle of housing, Cemetery land and public open space on this land is as set out in the CMNDP but the additional vehicular access from Catherton Road and the location of the footpath is not acceptable. Council is satisfied with the proposed entrance from Ludlow Road but there must be no vehicular access on or off Catherton Road.
The pedestrian access from the site should be at the south-east corner of the field so that pedestrians have the shortest distance to cross the Catherton Road and access the footway directly opposite as safely as possible. There is no pavement on this part of Catherton Road and the indicated access point is at a narrow part and as such pedestrians would be forced to walk along a single-track road.

10.06.26 Minutes of the Town Council Meeting held on Monday 7th September 2026.
Council **RESOLVED** to approve the Minutes of the Town Council meeting held on Monday 7th September 2026 duly signed by the Chair.

*Initials…**GJ**.…*

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

a) Council noted receipt of the Town Clerk's Office Report. There were no questions.

b) Committee, Working Group and Councillor Reports:

1. Cllr Hayward confirmed that the Employment Committee had met on 21st September 2026.
2. Cllr Rose attended the SALC Area Committee meeting on 14th September 2026. There were presentations from the Police and Crime Commissioner John Campion regarding current policing and the dissolution of the roles of commissioners and also a University student's presentation on 'Supporting Older Adults with mental health issues in rural areas'. Cllr Alex Wagner (Shropshire Council's Deputy Leader) will attend the next meeting to discuss progress on devolution and planning issues.

c) Councillor Updates:

- Cllr Hainsworth reiterated ongoing concerns with the condition of Tenbury Road. It was noted that this road is due to be resurfaced in early November.
- Cllr James asked if the path from Catherton Road to Love Lane could be prioritized as well as weed clearance around town. Cllr Rose will assist with this as a volunteer.
- Cllr J Williams reported an overgrown hedge near to Love Lane Play Area. A letter can be sent to the landowner requesting the hedge is cut back to the boundary but the Town Council has no power to enforce this work – only Shropshire Council can take such action.
- Cllr Bentley commented that she has reported a loose manhole cover at the top of town on Fix My Street.

10.07.26 Unitary Councillor's Report.

Unitary Cllr Pamela Davies had submitted her monthly report which had been circulated. There were no questions. Cllr Davies was thanked for her ongoing support.

At 7.45pm Cllr Hobin left the meeting.

10.08.26 Financial Matters.

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

Cleobury Country Limited - Room Hire – (September Meeting) - £28.80
R Price – Grass Cutting (September) - £2,240.00
Morris, Bufton & Co – Strimmer and Chainsaw services - £357.91
PKF Littlejohn – External Audit Review Fee - £756.00.
The following invoice had been received after the Agenda was published:
Crystal Thought – Website (hosting, domain fee and support) - £198.00.
The following invoice was not paid due to a query with one camera:
TS Shropshire – CCTV Work (quotation approved August 2026) - £2,938.78.

b) Council confirmed the payments made since the last meeting:

20i Ltd – Purchase of .gov.uk domain - £30.00 (Debit Card)
Amazon – First Aid and Maintenance Supplies - £110.37 (Debit Card)
Post Office – Postage (Childe Endowment and Office) – £29.12 (Debit Card)

c) Council considered the following S.137 grant requests:

Cleobury Mortimer Rugby Club Ltd – Equipment - £557.91. The application was approved.
South Shropshire Youth Forum - Youth work - £3,930.00. The application was deferred until further information has been received regarding numbers of leaders and children, advertising and promotion to young people/families, queries regarding match-funding and the costs being for just 20 weeks service with no long-term regular service plans. Cllr Rose will contact the Youth Leader about a joint venture which should help with obtaining match-funding.

d) Council noted receipt of the following income:

Bank Interest - £3.32
Playing Field hire receipt - £300.00.

e) Council considered the quotations for tree safety management works.

Quote 1 was approved for the work at the QEII Park, Playing Field and Churchyard totalling £8,400.00 and Quote 3 was approved for work at the Cemetery totalling £2,150.00.

*Initials…**GJ**.…*

f) **Council considered the External Auditor's Report and noted the Conclusion of Audit for 2025-26.** The External Auditor noted that the Council had incorrectly completed Section 1, Assertion 10 regarding the publication of the Website Accessibility Statement. The website has subsequently been updated and the Statement is now correctly published.

10.10.26 Planning Matters.

a) New Planning Applications:

1. Reference: 26/03342/TCA (validated: 08/09/2026)
   Address: 8 Simon Evans Close, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8AX
   Proposal: Reduce crown by approx 3-4m of 1no. Beech and reduce height and width by 2-3m and thin foliage of 1no. Magnolia within Cleobury Mortimer Conservation Area.
   Applicant: Mrs Dawn Lloyd (8 Simon Evans Close, Cleobury Mortimer, DY14 8AX).
   Outcome: Council RESOLVED to support the proposals.

b) Planning Decisions (For Information Only):

1. Reference: 26/01957/FUL (validated: 04/06/2026)
   Address: Lloyds Bank Plc, 39 High Street, Cleobury Mortimer, Shropshire, DY14 8DH
   Proposal: Change of use of former bank premises to a residential unit and associated works
   Decision: Grant Permission.

2. Reference: 26/01958/LBC (validated: 04/06/2026)
   Address: Lloyds Bank Plc, 39 High Street, Cleobury Mortimer, Shropshire, DY14 8DH
   Proposal: Listed Building works to facilitate the change of use of former bank premises to a residential unit and associated works
   Decision: Grant Permission.

3. Reference: 26/02923/TCA (validated: 28/07/2026)
   Address: 4 Lacon Court, Childe Road, Cleobury Mortimer, Kidderminster, Shropshire
   Proposal: Fell1no Fir within Cleobury Mortimer Conservation Area
   Decision: Consent by Right – Trees.

4. Reference: 26/02897/TCA (validated: 24/07/2026)
   Address: St Marys Church, Church Street, Cleobury Mortimer, Shropshire, DY14 8BX
   Proposal: Reduce branch and lift to a minimum of 2.5m 1no Elder (T006), reduce back branches from building of 1no Yew (T007), clean bole and remove split branches from 1no Lawson Cypress (T011) & remove deadwood and hanging branches from 1no Downey Birch (T009), 1no Yew (T010), 2no Lime (T013,14), 1no Maple (T019) & 1no Beech (T021).
   Decision: Consent by Right – Trees.

5. Reference: 26/02366/LBC
   Address: Stuart House, 4B Church Street, Cleobury Mortimer
   Proposal: Repairs to roof
   Decision: Permission Granted.

6. Reference: 26/02973/TCA (validated: 07/08/2026)
   Address: Inverbeg & 6 Simon Evans Close, Pinkham, Cleobury Mortimer, DY14 8QE
   Proposal: Fell 2no. Lawson Cypress (Trees A & B) and 1no. Sycamore (Tree C) within Cleobury Mortimer Conservation Area
   Decision: No Objection.

7. Reference: 26/02624/FUL (validated: 13/07/2026)
   Address: Brookside, Eagle Lane, Cleobury Mortimer, Kidderminster, Shropshire, DY14 8RA
   Proposal: Erection of a detached garage
   Decision: Grant Permission.

10.11.26 Date of the next Town Council meeting.
The next Town Council meeting will be held on Monday 2nd November 2026 at 6.30pm.

The Meeting closed at 8.39pm.

G James ***2nd November 2026***

Signed:……Chair **Date……..**