

CRAVEN ARMS TOWN COUNCIL

Clerk: Mr C E Williams 2 Jockeyfields Ludlow Shropshire SY8 1PU

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Minutes of the meeting of Craven Arms Town Council held on Tuesday 29th July 2025 commencing 7.00pm held at Craven Arms Community Centre

Councillors:

Cllr D Mills (Chairman), Cllr N Stephens, Cllr R Pitt, Cllr J Fuller,
Cllr R Conway, Cllr S Demos, Cllr N Carter, Cllr D Evans, Cllr J Rickson and Cllr T Willetts
Mr C E Williams (Clerk)

45/25 Apologies:

Cllr B Carter

46/25 Members of the Public:

Shropshire Councillor J Dickin gave an update on Shropshire Council issues relating to the Travellers Site, resurface of Corvedale Road Craven Arms.

Councillor J Dickin will try and obtain an update on the proposed improvement to the gulley gate by Stokesay Hotel.

The Town Council expressed thanks to the contractors for the work undertaken on Corvedale Road and for completing the work earlier than anticipated.

47/25 Declarations of Interest:

Cllr D Evans and Cllr S Demos declared an interest in the confidential item regarding the sale of the Council land Corvedale Road Craven Arms for which they left the meeting and took no part in the debate or decision of the Council.

48/25 Minutes: - The Town Council confirmed the minutes of the meeting held on 24th June 2025 and they were duly signed by the Chairman.

49/25 Matters arising from the Minutes:

No items to report.

50/25 Chairman's Items:

No items to report.

51/25 Amenity Items:

- a) **Craven Arms Playing Fields** – It was pleasing to note that the field was being used by a local football team for the forthcoming season.
- b) **Craven Arms Flooding Scheme**- Cllr R Pitt is organising a voluntary clearance of the watercourses with the Riparian landowners to be undertaken during September 2025 gave an update on progress made however after delivery of letters made was disappointed at the response for volunteers.
- c) **Other Amenity Items** – The benches outside the Craven Arms Bowling Club were in the need of cleaning Cllr S Demos agreed to pursue with the volunteers from Stret Scene.

52/25 Highways Items

The Clerk had produced a report on the “Consideration of the upgrade of the Town Council Streetlights to LED lighting” which would result in a significant annual revenue saving in energy costs and future maintenance.

In converting all the streetlamps to LED lamps would potentially save £4,500 in annual running costs together with savings in annual maintenance costs.

The Town Council has 86 streetlights - 45 with steel columns and 41 with concrete columns - with 10 streetlights converted to LED lamps.

Converting the streetlights to LED lamps on the existing 70 columns will cost approximately £21,000, depending on the condition and suitability of the concrete columns.

The Council considered if it would be opportune to replace the old existing concrete streetlights some of which are over 25 years old to steel streetlights the cost to undertake this would be in the region of £75,000 plus unknown Traffic Management Plan costs.

The Council after considering the Clerks report agreed to convert the existing streetlights at an approximate cost of £21,000 and look to a planned replacement program to replace the concrete streetlights over the next 5 to 10 years and to set aside from existing reserves £100,000 to the Street Lighting Reserve Fund to meet the costs.

The Council are aware that some concrete streetlights may have to be replaced to enable a conversion to LED lamps however this will not be known until the initial conversion program is being undertaken.

The Town Council agreed to appoint Highline Electrical Ltd (Subject to Contract) to undertake the work with the Clerk reporting back to the next meeting on the contractual proposals for the replacement of any concrete streetlights.

53/25 Financial Items:

The Clerk had produced an Income and Expenditure Statement which showed that the Council had balances of £245,655.77 at the 29th July 2025 following approval of the expenditure listed below, and a statement of the balances held in the appropriate bank accounts to comply with the Council's investment policy.

The Town Council had received a payment of £8,276.28 from Shropshire Council in respect of the Neighbourhood Fund CIL contribution.

The Town Council approved the Statement and the accounts for payment.

G Morris	1,155.00	Amenity
Cyril Bason	34.20	Toilet Supplies
C E Williams	800.17	Disbursement/Expenses
Inland Revenue	333.00	Tax
Water Plis	107.76	Water Rates
Inland Revenue	188.00	Tax
Eon	118.02	Electricity
Bank Charges	8.50	Charges
Hugo Foxe	11.99	Website

The Town Council had received a grant application of £1,900 from the Craven Arms Community Gardens to fund the cost of Security Fencing and Gates. The Town Council approved payment of the Grant of £1,900 subject to this being for materials only.

54/25 Planning Items:

Planning Application Reference: 25/02602/FUL - P C B Solicitors, Corvedale Chambers, Corvedale Road, Craven Arms - Extension to rear of building and change of use from Financial and Professional Services (A2) to Dwelling House (C3) – No Objection

Planning Application Reference: 25/02505/FUL - Bubbles, Market Street, Craven Arms - Change of use from shop (Use Class E) to dwelling (Class C3) – No Objection

55/25 Reports from other organisations to which the Town Council has a representative:

No items to report.

56/25 Items for the Next Agenda:

Streetlighting

57/25 Next Meeting

Next Meeting Tuesday 30th September 2025

58/25 Confidential Item: - Cllr D Evans and Cllr S Demos left the for this item.

The Council, on a proposal by Cllr R Conway seconded by Cllr N Carter, agreed Under the Public Bodies (Admission to Meetings) Act 1960 S1(2), to resolve to exclude Public and Press due to the confidential nature of business relating to the consideration of the sale, expressions of interest (subject to contract) and the options included in the Clerks confidential report of the Council Land adjacent Barclays Bank Corvedale Road Corvedale Road Craven Arms.

The Clerk had produced a report giving the background to the Sale of the land, Powers available to Local Councillors on the Sale of the Land, Legal requirements in Consideration of the Sale of Council Land which had been undertaken by the Council, the Present Position and requests that had been received in respect of the land.

The Council considered the requests and options, after which it was proposed by Councillor J Fuller and seconded by Cllr N Carter and agreed by a vote seven for and one against that the land be sold to Bramley Property Holding Limited who had obtained planning permission for the development of two houses on the site. The Sale price agreed was £61,150 (subject to contract contract).

The Council will use Lanyon Bowdler as the Councils Solicitors to deal with the sale and Cllr D Mills and Cllr D Evans with the Clerk as Proper Officer will be able to sign the appropriate legal documents.

Chairman