

Minutes of Woore Parish Council Meeting

Monday 14th March 2022, 7.00pm, Victory Hall, Woore



PRESENT:

Cllr M. Cowey (Chairman), Cllr K. Davies, Cllr M. Blake, Cllr G. Daville, Cllr R. Goodman, Cllr C. Hamilton, Cllr. M. Carter and Cllr. D. Beeston.

IN ATTENDANCE:

Cllr R. Aldcroft, Shropshire Council and Mrs H. Jackson, Clerk to the Council.

PUBLIC:

There were 4 members of the public in attendance.

21150 Welcome / Present, Apologies and/or absent

Apologies were received from Cllr Higgin due to personal commitments. It was unanimously **resolved** to accept all apologies.

21151 Declarations of Disclosable Pecuniary Interests or any other interests

No pecuniary interested were declared.

21152 Open Forum – to last no longer than 15 minutes.

Road signage – a resident raised a broken 30mph road sign on A51 Irelands Cross; Cllr Daville to raise on Fix My Street.

The Chairman confirmed replacement directional signage on A51 Irelands Cross junction is to be installed 21st March.

Lorry Traffic A525 Audlem Road – a resident raised increased volume of lorries carrying waste (circa 10 per hour). The Chairman referred to efforts to raise this previously with Cheshire East Council (and Ward Councillor) in relation to College Field Farm; Woore Parish Council advised not to get involved as outside of boundary.

Development Land Audlem Road – a resident queried if the PC were aware that this development had changed hands. The Chairman confirmed that the PC is watching with interest and has reported to Shropshire Council planning that work has begun on the development to remove trees.

21153 Approval of the Minutes of the Meeting held on 21st February 2022 (Local Government Act 1972, s12p41(1)).

It was **resolved** by majority to approve minutes from the meeting 21st February 2022 with no amendments.

21154 Matters arising: to cover any matters arising from Minutes 21st February 2022, referred to in 21141.

The Chairman provided the following updates;

- No update from SC Outdoor Partnership on the work required on the Churchyard path.
- TPO Bulkeley Hall purchased at £15 to enable tree wardens to cross reference fallen trees during February storms.
- Tracy Darke (SC) presentation 21st March PC meeting – Clerk requested Seven Trent moratorium in relation to drainage in the Parish, not received to date.

- HS2 Mitigation map has now been amended to include assurances already gained, further amends to follow. Now available on the WPC website.
- Roadworks – work continues with a site meeting due between contractor, WPC and SC to discuss what can be done to reduce disruption. Further works impending.
- No update on flooding issues to date – Councillors requested this be an agenda item for the monthly scheduled remote meeting with WPC, Tracy Darke (SC), and Cllr. Roy Aldcroft.

21155 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

a) **MVAS & Community Speed Watch Scheme:**

Cllr. Blake confirmed MVAS reports circulated to relevant persons. It was reported that following a complaint from a resident concerning parking whilst work was conducted to change the MVAS battery, sadly, it is anticipated that the school will no longer be used as a location for the MVAS with no viable alternatives.

Cllr. Hamilton noted that CSW activity had taken place this month at 2 locations. Traffic on A525 Newcastle Road continues to be heavy with speeds well in excess of the limit (speed limit plus 10% +2). The Village Hall location can not be used until the roadworks have been removed. Data from the ATC's put in place by SC in relation to the impending speed limit consultation was requested, Chairman to action.

b) **Village Hall:**

Cllr. Beeston noted café afternoons / book sales continue monthly with the next event on 18th March. Village Hall trustee meeting cancelled for March.

c) **Fix My Street:**

Cllr. Daville confirmed the latest report had been circulated and is available on the WPC website. Sunken grates on Dorrington Lane and also on the A51 outside the school require attention urgently as could be very dangerous. Junction A525/A51 Audlem Road no road markings, again very dangerous. It was noted that there had been several pothole repairs completed to a very poor standard. Councillors questioned whether Fix My Street is being actively used by SC.

21156 Shropshire Council Representative Report: for Cllr R. Aldcroft to provide reports/updates on any relevant matters.

Cllr. Aldcroft provided a report with key points as follows;

- Appeal made by SC Chief Executive to the government for flooding funding in region of £1million, with the intention of looking at Shrewsbury flooding and also drainage issues across the County.
- Statement from Seven Trent that SC need to look at the impact of new developments on drainage issues related to waste/grey/sewage waters.
- Boundary review (National) at 2nd consultation due 4th April.
- Community Infrastructure Levy (CIL) review: Eddie West visiting Parish/Town Councils to improve understanding of CIL operations.
- 24% increase in COVID 19 cases locally.
- County wide 'blitz' on security measures when using own devices for Council business.

The Clerk noted communications received from Lezley Picton (SC Leader) relating to flooding concerns and requesting support from Parish/Town Councils to collate contact details for regular victims of flooding in the locality. Cllr. Aldcroft noted to pass any information to the Clerk.

Cllr. Aldcroft left the meeting.

21157 Planning

21157 Planning:

- a) Applications: to adopt comments to be submitted in response to the following applications and as circulated to Councillors prior to the meeting;
 - i. Reference: **22/00553/OUT** (22nd Feb 2022)
Address: The Old Railway Line, Pipe Gate, Market Drayton, Shropshire, TF9 4RT
Proposal: Outline application (access, layout, scale for consideration) for the extension to existing equipment store, and maintenance shed to create a live work unit.

Lead Councillor referred to a report circulated prior to the meeting. It was unanimously **resolved** to object to the application, making the following comments;

Reviewing the guidance given at Pre-Planning Application, Woore Parish Council OBJECT to this application and support the following points made:

- Officers would like to point out that the 2019 planning approval for an agricultural storage building was deemed acceptable due to its scale and agricultural storage use, following discussion with the agent at the time the building was kept to a minimum footprint to ensure minimal visual harm was caused where possible, it is of a concern that any further development of this site, would potentially have a domineering presence within the rural setting.
- The land to which this enquiry relates is not allocated for employment and does not fall within a designated development boundary, the proposal does not relate to agriculture which is the land use. The need for a live-work unit to support the Chiropractic clinic 24 hours a day / 7 days a week has not been demonstrated, additionally the financial test to support the build of the live-work unit has not been met.
- Additionally, officers are concerned with regards to the potential visual impact the development will have on the rural setting, along with the inadequate access route leading to the site.

Taking into account all of the above considerations, the proposed development is contrary to both local and national planning policies, Shropshire Core Strategy policies: CS1 Strategic Approach, CS5: Countryside and Green Belt, CS6: Sustainable Design and Development Principles', CS10 Managed Release of Housing Land CS13: Economic Development, Enterprise and Employment. SAMDev Plan policies: MD1: Scale and Distribution of Development, MD2: Sustainable Design, MD7a: Managing Housing Development in the Countryside, and The National Planning Policy Framework. Woore Neighbourhood Plan.

Woore Neighbourhood Plan - Rural Economy Policy:

Policy ECON1 -Rural Economy states "subject to respecting the Parish of Woore's built and landscape character, and environmental, traffic and residential amenity impacts being acceptable....."

- The Parish Council feels that this application does impact on the landscape character in terms of the size of the building in relation to the 0.7 hectare.
- The positioning of the proposed building impacts on the residential amenity of Priory Gardens and would prove un-environmentally friendly.
- Access to the site via Watery Lane is not acceptable for large vehicles.
- The proposed development is outside Woore Parish Development Boundary NP 6.5 Figure B.

Taking cognisance that the proposal is contrary to numerous planning policies including the Woore plan, the application lacks key requested information.

- ii. Reference: **22/00868/CPE** (22nd Feb 2022)
Address: The Cottage, Onneley Hall Farm, Newcastle Road, Woore, Crewe, Shropshire, CW3 9QJ.

Proposal: Application for Lawful Development Certificate for the existing use as a dwelling.

Lead Councillor referred to a report circulated prior to the meeting. It was unanimously **resolved** to support the application, subject to consultee comments.

iii. Reference: **21/04880/FUL** (22nd Feb 2022)

Address: Onneley Hall Farm, Newcastle Road, Woore, Crewe, Shropshire

Proposal: Conversion of existing barn to provide holiday let with associated parking and landscaping, installation of septic tank together with alterations to access

Lead Councillor referred to a report circulated prior to the meeting. It was unanimously **resolved** to support the application, making the following comments;

Woore Parish Council supports this application subject to consultee/statutory comments and subject to the landscaping incorporating equal to or more than the existing hedging which is proposed to be removed and replaced with a native British mix of plants in order to support local wildlife.

Woore Neighbourhood Plan:

Policy HOU3 - Design H states that a Development should incorporate features beneficial to wildlife where appropriate.

Developments should also incorporate a native British mix of plants within their landscaping.

It is also noted that the outfall from septic tank from the development of the cottage is shown discharging into the field as a soak-away arrangement. Detail of the control of the attenuation for this discharge is required.

b) Decisions: to acknowledge all planning decisions made between 21st February 2022 and 14th March 2022.

Reference: **22/00042/VAR** (validated: 06/01/2022)

Address: Holiday Let at Flash Farm House, Nantwich Road, Woore, Shropshire, CW3 9RH

Proposal: Removal of Condition No.6 (occupation) attached to planning permission 14/01444/FUL dated 16/05/2014 (resubmission).

Decision: Refuse

Reference: **21/05785/OUT** (validated: 14/12/2021)

Address: Station Yard, Pipe Gate, Market Drayton, Shropshire

Proposal: Outline application Phase 2 residential scheme: Development of up to 10 housing plots for self-build/custom dwellings.

Decision: Refuse

21158 Summer Planting: to approve a proposal for summer planting requirements to the value of £987.50 inclusive of VAT.

The Clerk presented the report in the absence of Cllr Higgin and the proposal made by Cllr. Blake for the following planting arrangements was unanimously **resolved**.

14 saucers (refilled - red, white and blue colour scheme) for Woore Village.

12 saucers (refilled - red, white and blue colour scheme) for Pipe Gate. (1 no additional to previous year)

Each saucer refill is priced at £25 - total £650.

To be installed on the 25th of May (weather permitting).

100 x red geraniums, 100 white geraniums and 270 blue petunias to be delivered to The Falcon, Woore on 20th May (weather permitting). Total cost for these is £337.50 (inc. VAT). Final cost £987.50 inc. VAT.

21159 HS2:

- a) To receive an update from the HS2 working party on Traffic Calming/Mitigation discussions/next steps and HS2 Consultation.

The Chairman provided the following update;

- Chased SC on speed consultation that was meant to begin January 2022 and is still outstanding. Latest proposals have not been seen.
- Await confirmation of invite for WPC HS2 working party to attend design and planning meeting with SC/Kier/HS2 in relation to the passing points and junction design specifically.
- HS2 Phase 2a newsletter sent to all resident's homes.
- HS2 Community Engagement have been passed 3no Need to Sell enquiries in the month to date by the Clerk.
- HS2 Design and Journey webinar attended by the Chairman and notes shared with Councillors. Available via the WPC website.
- Meeting to be organised by Helen Morgan MP to include SC and WPC to discuss outstanding mitigations.
- Stone Railhead Crisis Group continue their efforts and now have an opportunity to speak with Department of Transport re. proposals for alternative route/satellite hub to Stone.
- Further issues in Buckinghamshire as advised by Chairman there. Blocks on Schedule 17 now passed to legal and appointment of marshals to monitor traffic flows and ongoing issues.
- All groundworks notifications available on the WPC website including possible road closures/delays due to HS2 works.

21160 Streetlighting: to receive an update from Clerk on correspondence from Shropshire Council and to discuss next steps in relation to change of tenancy action to date.

The Clerk provided an update noting the following;

- No further response received from SC legal team as expected.
- At remote meeting with Tracy Darke and Steve Brown (SC), Steve agreed to pick this up and follow to conclusion. No update since, next meeting scheduled 29th March.
- Streetlight Blaizefield Close remains unfixed.
- Clerk contacted by Western Power to confirm contact details for WPC.
- SC have still to date not confirmed adoption of Grove/Candle Lane streetlights.

Discussion took place with most Councillors making a contribution. It was agreed that the Clerk would forward a statement for outstanding electricity supply (SSE) since 16th December when WPC resolved to stop paying the bills. Also, it was agreed that Helen Morgan MP would be advised of the ongoing issue and SC's failure to respond in a timely manner.

21161 Queens Platinum Jubilee: to receive an update from Cllr. Beeston on Jubilee celebration arrangements and to resolve to approve associated expenditure up to and not exceeding the value of £3,000 as budgeted.

Cllr. Beeston referred to a detailed report circulated prior to the meeting. It was unanimously **resolved** to support the proposal in full with a summary of celebrations as follows;

Community Jubilee Tea Party – Sunday 5th June 2022, 2-5.50pm, Woore Victory Hall

11:00 – 12:00	Adult & Children's Cake Competition Drop Off (Victory Hall)
12:15	Cake Competition Judging
14:00	Adult & Children Fancy Dress contestants gather (Falcon)

14:30 – 15.30	Parish Royal Parade inc. vintage vehicles, horse/traps, fancy dress (*TBC route / permission from Local Authority)
2:30 – 17:30	Parish Street Tea Party at Woore Victory Hall
16:00	Competition winners announced and prize giving
TBA	The Red Arrows fly past (approx.)

Associated expenses are summarised as below, to the estimated value of £1,600 and within the budget of £3,000 for financial year 22/23.

- Competitions prizes
- Victory hall Parish tea party
- Flagpole and wall fixing £33-£38 x10.
- Hand crafted and painted Crowns for each entrance of the village
- Village Jubilee Flower Displays
- Event printing/banners
- Contingency for baked goods *donations encouraged

It was noted that there must be a contingency budget for baked goods and also that some quotes are yet to be received but that the budget would be adhered to as a priority.

21162 Finance:

- a) Invoices/payments & receipts: to resolve to approve the below detailed expenditure:

It was unanimously **resolved** to approve payments as follows;

Date	Recipient	Reason for Payment	Cheque Number	Amount (Ex. VAT)	VAT Amount	Power of Expenditure
21.02.22	Helen Jackson	Clerk Salary (Feb): Gross Pay Holiday Pay (Sept-Feb) Bank Hol Pay (year adjust.) Pay scale Increase (backdate 1.4.21) NI deduction Income Tax deduction Expenses Sundry *Inc stamps, Clerk phone, printer ink and domain renewal.	1836	£764.67 £368.56 £268.45 £156.31 £91.32 £120.60 £45.42 £22.85 (£1,414.34)	 4.44	LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2) LG (FP)A 1963 s.5 LG (FP)A 1973 s.5 LG A 1972 s.111 LGA 1972 s.137
					<u>£1,418.78</u>	
01.03.22	Woore Cricket Club	Grant Donation: Section 137 (Boundary netting) (PAID)	1833	£1,440.00	£0.00	LG(MP)A 1976 s.19(3)
01.03.22	Shropshire Council	TPO NS/00121/92 Bulkeley Hall Original Order (PAID)	1834	£15.00	£0.00	LG(R)A 1962 s.4
01.03.22	Woore Victory Hall	Meeting room booking Q1 10 th Jan - 14 th Mar 22	1835	£120.00	£0.00	LGA 1972 s.134 (4)

- b) Bank reconciliation: for the Council to receive and accept the month end bank reconciliation

The Clerk provided a report as follows;

Current Account: £100.00

Reserve Account: £108,686.65

Unpresented cheques: £3120.47

Balance 14th March 2022: £105,686.18

*Note £20 difference applies to overpayment identified from previous month, yet to be adjusted
Split as follows;

Recreational fund: £10,346.00

CIL fund: £52,063.24

General fund: £43,276.94

The Clerk noted advice received from the Internal Auditor to seek a secondary bank account prior to precept 22/23 payment in order to minimise financial risk due to high reserves. Investigations are currently underway to be presented to Full Council in due course.

By this stage of the meeting all members of the public had left and a discussion relating to Clerk Appraisal, Clerk pay scale increase 21/22 (backdated to 1st April 2021) and further pay scale increase for financial year 22/23 (starting 1st April 2022) took place. It was unanimously **resolved** to support the proposal for the pay scale increase to SPC 13 as of 1st April 2022 with the Clerk to produce the necessary paperwork for signing by the Chairman.

21163 Clerk's Report and Correspondence

- a) To receive a summary of Reports and Correspondence for the period from 21st February 2022 to 9th March 2022.

The Clerk confirmed that all correspondence for the period had been circulated, providing also a summary of a Clerk Networking Meeting at which Helen Morgan MP was present, highlighting in particular the MP's keenness to correct the imbalance of quality of life for continuants living in rural Shropshire due to issues such as flooding, poor quality of roads and lack of amenities such as doctors, dentists and bus routes.

It was noted that the Annual Parish Meeting will take place from 7.00pm Monday 11th April 2022. A concise Full Council meeting will follow the Annual Parish Meeting on the same date. Discussion took place as to invitations for speakers at the APM, including West Mercia Police and HS2.

The meeting closed at 9.35pm.

DATE OF NEXT PARISH COUNCIL MEETING

Annual Parish Meeting 11th April 2022, 7.00pm (reduced Ordinary Council Meeting agenda will follow meeting) and Annual Parish Council Meeting 9th May 2022, 7.30pm.

Signed.....(Chair)

Dated 11th April 2022

Agenda Item	Motion	Cllr	For	Against	Abstain
21153	Approval of Minutes of meeting held 21st February 2022: resolved by majority to approve minutes from the meeting 21st February 2022.	Cowey, M	X		
		Davies, K	X		
		Hamilton, C	X		

Prop: Davies, K Second: Blake, M		Carter, M	X		
		Blake, M	X		
		Daville, G	X		
		Beeston, D			X
		Godman, R			X

