**MINUTES OF WOORE PARISH COUNCIL MEETING**

**Monday 10th October 2016**

**Held at Woore Victory Hall**

**PRESENT:**

Cllr M. Moore (Chairman), Cllr M. Blake (Vice Chairman), Cllr A. Allison, Cllr H. Blake, Cllr K. Chell, Cllr S. Clifford, Cllr M. Cowey and Cllr H. Lightfoot.

**IN ATTENDANCE**:

Shropshire Cllr J. Cadwallader, Ms C. Bedson and Ms S. Tyson (Tree and Footpath Wardens) and Miss S. Pimlott, Clerk to the Parish Council (PC).

**PUBLIC**

4 members of the public, Professor Brunt, Mrs Brunt, Mr Lindop and Mr Rigby attended the meeting.

**15265 APOLOGIES FOR ABSENCE**

Cllrs Ford and Higgin apologised for being unable to attend for, respectively, business and personal reasons.

**15266 DECLARATIONS OF PECUNIARY INTERESTS**

There were no such declarations.

**15267 OPEN FORUM**

Agenda Item 15269(3) – Professor Brunt expressed concern that these further reserved matters applications seemed to be reverting to the position in the first reserved matters application relating to the site or involved matters which were more prejudicial than had been even originally proposed. In particular:

* the new applications provide for 10 large properties which will not be developed by one developer. Instead, each plot will be sold off for development as self-builds.
* the 2.5 metres wide wildlife corridor proposed in the Applicant’s own ecological survey had now been removed.
* the landscaping scheme now contains a reduced number of trees and the proposed hedging is, in some areas, replaced by walls. In Professor Brunt’s view, this is not in keeping with a rural development in open countryside and is more suited to an urban setting.

**15268 TO APPROVE AND SIGN MINUTES OF THE MEETING OF 12TH SEPTEMBER 2016**

The Cllrs resolved to approve the above Minutes.

**15269 PLANNING**

1. **16/03795/FUL - Erection of two storey and single storey extensions at Brooklands Lodge, Pipe Gate.** Cllr Ford, who had been the PC’s Lead Cllr in respect of this application, had reported that, when he was canvassing the opinions of neighbours about the proposed development, he had noticed that there was nopublic notice displayed at the site giving notice of this planning application. Cllr Ford had reported that one neighbour had expressed concern that the proposed extensions were not in keeping with the character of the original Lodge and Brooklands House. It was resolved to support this application subject to the Applicants being required, in building the proposed extension, to use materials similar to the ones which were used in the construction of the original Lodge.
2. **16/03996/OUT - Outline application (access for approval) for the conversion of two agricultural buildings to form two residential properties at Dorrington Cottage, Pipe Gate**. Cllr Chell was the PC’s Lead Cllr in relation to this application and reported that she had discussed the application with the nearest neighbour who could see the agricultural buildings which would be the subject of the proposed conversion. That neighbour was concerned about the effect of the proposals on his privacy and amenity as the proposed residences would be higher than his house. He was also concerned that the proposals might lead to further development in the area. During the discussion of this application, the Cllrs examined the papers and plans relating to it. Concern was expressed that this application appeared, possibly incorrectly, to envisage that some aspects of the proposed development were automatically permitted under the General Permitted Development Order (GPDO). Concerns were also expressed about whether there was a need for the development and whether it would be appropriate in open countryside. Cllrs were also concerned about whether the proposed access would represent a danger to traffic and about the effect of the development on wildlife.

It was resolved to object to this application on the following grounds:

* The PC notes that the Applicant contends that the proposed conversion of the outbuildings and access are eligible to be determined by Shropshire Council (“SC”) under the two Prior Approval procedures set out in the GPDO. It is the PC’s contention that the development is not permitted by Class Q by reason of the provisions of Q1(i) which states that a development is not permitted if “the development under Class Q(b) would consist of building operations other than (i) the installation or replacement of (aa) windows, doors, roofs, or exterior walls … to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably to carry out building operations allowed by paragraph Q1(I )(i). The outbuildings the subject of the applications, are simply sheds and appear not to have foundations. The conversion of those outbuildings to residences will necessarily involve the digging of foundations. Such activity is, it is contended, outside the scope of the building operations specified in Q1(i).
* Should the PC be correct in its contentions as expressed above, the creation of the proposed access would not be permitted under Part 6 of the GPDO.
* The proposed development would be in open countryside contrary to the terms of SC’s Local Plan.
* SC’s SAMDev states that there is limited potential for the development in Woore, Ireland’s Cross and Pipe Gate of approximately 15 dwellings over the period to 2026. This figure has already been substantially exceeded.
* The proposed new access on to Bearstone Road will create a further access parallel to the existing access to Dorrington Cottage. Both those accesses will be in too close proximity to the junction of Bearstone Road and the road to Dorrington and will thus create a potential hazard for traffic.
* The PC considers that an environmental survey is necessary as the site is one which is likely to be favourable to bats, owls and other wildlife.

1. **15//02805/REM and 1502806/REM – Amended proposals concerning reserved matters (access, appearance, landscaping, layout and scale) pursuant to planning permission 13/02698/OUT Phase B - Approval for plots 1 to 5 and 7 and Phase B – Approval for plots 6 and 8 to 10 concerning land west of London Road, Ireland’s Cross.** Cllr Allison was the lead Cllr in relation to these applications, as she had been in relation to the previous reserved matters applications concerning this site. She had prepared a written report concerning the new proposals. She reiterated the points raised by Professor Brunt during the Open Forum. The neighbours whom she had visited objected to the application on similar grounds. Cllr Allison pointed out that affordable housing was no longer part of the application. This was of concern because the PC had been pressing for more affordable housing in the Parish. The affordable housing which had been proposed had been replaced by two detached houses with single garages. This resulted in the space between the houses fronting Knighton Road being reduced. Cllrs expressed the view that the new applications changed the entire nature of the proposed development. It was resolved that the PC should object to the applications on the grounds set out in the written document prepared by Cllr Allison.

**15277 REPRESENTATIVES’ REPORTS (part)**

In the exercise of his discretion, the Chairman said that part of this Agenda Item, namely Shropshire Cllr Cadwallader’s report, should be dealt with at this stage of the Meeting.

(e) Shropshire Cllr Mr J Cadwallader informed the meeting as follows:

* That the mobile library service may be withdrawn by SC unless it receives support from outlying town councils. That withdrawal had been intended to take place in September 2016 but has now been deferred until September 2017. Details of the usage of the library in the Parish will be made available by SC.
* That SC will no longer carry out the maintenance works to highway verges, etc. The PC will, however, receive extra funding from SC to allow it to carry out those works.
* That, as part of NHS changes in Shropshire, Future Fit pop up sessions will be taking place in Market Drayton between 10.00am and 2.00pm on 19th October. Those sessions will be examining the future of A & E services. Cllr Clifford commented that most emergency calls in the Parish were served by the emergency services at Leighton Hospital and Stoke rather than by those in Shropshire.

**15271 WAR MEMORIAL**

In the exercise of his discretion, the Chairman said that this Agenda Item should be dealt with at this stage of the Meeting.

It was resolved to accept the quotation dated 29th September 2016 received from W. Burt, Mason, for the cleaning of the Woore War Memorial.

**15277 REPRESENTATIVES’ REPORTS (part)**

In the exercise of his discretion, the Chairman said that part of this Agenda Item, namely the Tree and Path Wardens’ report, should be dealt with first.

(c) Tree and Path Wardens’ Report – Ms S. Tyson & Ms C. Bedson reported as follows:

* That, as regards the proposed works to the path between Blaizefield Close and Cherry Tree Lane, Mr Morgan of SC will, when he gets back from holiday, arrange to meet the Wardens to examine the steps on the path with a view to deciding what works need to be done. Both Cllr Chell and Cllr Clifford asked the Wardens to let them know the date of the meeting with Mr Morgan so that they could attend it too.
* That, during his visit to Woore, Mr Morgan will look at the bridle gate at College Fields to decide what works need to be done there.
* That people walking on footpaths across fields are not sticking to the precise footpath routes and some dog walkers were letting their dogs off their leads and were not keeping them close so that when the dogs defecated, they could not find their faeces to pick up. This creates problems for farmers as faeces can cause sheep to miscarry and can spoil some crops. This was contributing to farmers deciding to plant maize in fields crossed by footpaths. The Chairman reminded the PC that the Wardens owed a responsibility to both path owners and their users. It was noted that, in Pipe Gate, there is only one bin for dog faeces and that there is no such bin on Cherry Tree Lane where there have been problems with dog faeces in the past. It was agreed that the Clerk would approach SC to see whether it would agree to install further such bins.
* That SC had recently made its autumn offer of hedging and trees to Parish Councils. It was agreed that the Clerk should liaise with the Wardens with a view to placing an order for hedging for the boundary of the Village Green.

(a) Victory Hall - Cllr H Blake said that the Victory Hall Committee had not met since the last meeting of the PC and so she had nothing to report. It was observed that work had been done to replace the damaged tarmac at the Victory Hall and that this had been made possible by the PC’s recent donation to the Victory Hall.

(b) Movable Vehicle Activated Signs (MVAS) – the Vice Chairman reported that, henceforth, he would, with Cllr Clifford’s assistance, be uploading a fortnightly report of MVAS information on to the PC’s website.

(d) Neighbourhood Plan (NP) – the Vice Chairman reported as follows:

* That there had been a further meeting with the external consultants, Cheshire Community Action.
* That the wording of a Project Plan had been agreed and this would enable an application for funding for the NP to be made.
* That the NP Team’s stall at the Village Fete had been successful in generating interest and involvement in the NP. The number of individuals who had actively expressed support for the NP has doubled. Woore Primary School had expressed an interest in getting involved with the NP.
* That a brief questionnaire is being drafted for circulation with the next Parish Magazine.
* That the NP Team has a new Secretary.
* That the next NP Team meeting will be on 24th October.

**15270 TO RECEIVE REPORTS FROM THE CLERK ABOUT MATTERS ARISING FROM THE MINUTES OF THE MEETING OF 12TH SEPTEMBER 2016 AND NOT INCLUDED IN THIS AGENDA**:

The Clerk reported concerning the following matters:

1. Manhole covers in the vicinity of Mr Rigby’s house **(15222(2))** – That these appear to have been repaired.
2. Signage for Children’s Play and Adult Exercise Equipment Areas **(15250)** – That she had now received further information from the signage makers and would now progress to ordering the new signage.
3. Freedom of Information Request **(15252) –** That she had received an email from SC’s solicitor saying that a response to the PC’s letter would be provided within the next fourteen days.
4. Improvement of pathway between Blaizefield Close and Cherry Tree Lane **(15253)** – This matter was covered in the report of the Tree and Path Wardens (see Agenda Item **15277(c)** above).
5. Shropshire Association of Local Councils **(15262(f))** – That neither Cllrs Ford nor Higgin had been able to attend the last meeting of this Association. The Clerk had circulated minutes of that meeting to all Cllrs. The next meeting will take place on 16th January 2017.

**15272 REMEMBRANCE SUNDAY**

It was resolved to purchase a wreath for laying on the War Memorial on Remembrance Sunday (13th November) and that the Vice Chairman should lay that wreath on behalf of the PC.

**15273 WOORE BOWLING CLUB**

Cllr Cowey reported that he and Cllr Higgin had met with the Bowling Club. All the members are “passionate” about the Club and made it quite clear that they would like to remain at the current location, but they do require better facilities. Currently, they have to use the Church to obtain water to provide refreshments to visiting teams. They also have to use the Church toilet facilities which, for evening games played under floodlight, is unsatisfactory. Cllr Cowey confirmed that the Club does not own its bowling green or pay rent for it under a tenancy.

Cllr Cowey said that the Club averages 50 members and is financed by members’ subscriptions as no other funding / donations are received. There are eight members from the Parish, a large number from Madeley (whose green was closed several years ago) and others are from surrounding villages. The records for the Club go back 37 years but there was mention that it possibly dates back to 1942. They operate six teams in the Market Drayton League as well as in the Whitchurch League and report that visiting teams like coming to Woore as the quality of the playing surface is “one of the best in the league”. The Club is represented at the Annual Waterloo Cup at Blackpool and the village is often mentioned at Blackpool as, over the years, the Club has produced some excellent players. Until recently, there were more “local” members of the Club and it even had a Junior Club which regularly attracted twelve younger players. However, due to the lack of facilities, the junior membership had declined.

Cllr Cowey reported that the poor facilities at the Club means that it is unable to act as a venue for League Competitions and this results in a possible loss of revenue to both the Club and the village and, in particular, to its public houses.

Cllr Cowey said that one member performs unpaid green keeping duties 6 days a week in order to keep it in first class condition. If the Club was to have to move to another location, it would take a minimum of three years before a new green was playable.

Cllr Cowey reported that the Club had met twice with the owner of the Swan Public House who owns the land on which the Bowling Club operates. The owner has said that, in the event that he proposes to develop the Bowling Club land, he will try to find the Club a new home. Use of the former cricket ground at Onneley has been proposed but the Club would prefer to remain in Shropshire where its competition links are.

The Cllrs agreed that it would be most unfortunate if Woore was to lose the Club and a discussion ensued as to whether the bowling green should be registered as a Community Asset. This would provide the Parish with an option to purchase the green should the current owner decide to sell it. It was commented that Parish assets like the bowling green and the tennis and cricket clubs would be considered during the creation of the Neighbourhood Plan. The Clerk was asked to investigate the procedure involved in registering a Community Asset.

**15274 WOORE PRIMARY SCHOOL OPEN MEETING**

Cllr Cowey reported that this meeting had been well attended. The Governors, Acting Head Teacher, teaching staff and other attendees were all enthusiastic about the Neighbourhood Plan and keen for the school’s children to be involved in the creation of that plan and in other Parish activities. As the School is a Forest School, there was interest in SC’s Tree Scheme. Cllr Cowey said that, following the meeting, he had forwarded to the school the applications forms for free trees and hedging offered by SC. Cllr Cowey reported that the Vice Chairman had taken on the role of being the PC’s contact point with the school concerning speed signs and other highway issues. The Vice Chairman said that a hedge outside the school on the London Road needs to be cut back and Cllr Chell said that she would speak to the owners of that hedge about that issue.

**15275 PARISH COUNCIL NEWSLETTER**

The Clerk prompted a discussion about the frequency of publication of the Newsletter and it was agreed that such publication should be quarterly.

**15276 EXTERNAL AUDIT FOR YEAR ENDED 31ST MARCH 2016**

The Clerk reported that the external auditors had signed off the PC’s Annual Return for the year ended 31st March 2016 and distributed to the Cllrs copies of the auditors’ report. The required notice advising that the audit had been concluded and informing electors of their right to inspect the Annual Return has been posted on the PC’s website and on the PC’s Noticeboards.

**15278 PAYMENT OF ACCOUNTS**

The PC resolved to pay the following accounts set out in the Agenda:

1. S.H. Pimlott (for September 2016) -
2. Salary £396.44
3. Expenses £32.38
4. Mileage £79.30
5. Sundry £2.19

TOTAL: £510.31

1. HMRC £104.31
2. Delmar Print (for printing fete sign up forms) (incl. VAT £7.00) £42.00
3. Cllr M. Blake (reimbursement of payment - NPT stall at Woore Fete) £10.00

In addition, the Council resolved to pay the further following accounts:

1. Delmar Print £47.00
2. Poppy Appeal (Remembrance Sunday wreath 2016) £50.00
3. Poppy Appeal (Remembrance Sunday wreath 2015 – replacement

for cheque previously issued but never banked) £50.00

**15279 CLERK’S CORRESPONDENCE**

The Clerk reported that all correspondence for the period from 13thSept 2016 to 10th October 2016 had already been copied to Cllrs.

The meeting closed at 10.10pm.

**DATE OF NEXT PARISH COUNCIL MEETING: MONDAY 14TH NOVEMBER 2016 AT 7.30PM**

**RECORD OF VOTING FOR WOORE PARISH COUNCIL MEETING HELD ON 10th OCTOBER 2016**

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15268** | To approve the Minutes of the PC meeting held on 12th September 2016. | Moore | **X** |  |  |
| Allison |  |  | **X** |
| Blake H | **X** |  |  |
| **Prop: Clifford**  **Second: M. Blake** | Blake M | **X** |  |  |
| Chell | **X** |  |  |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot |  |  | **X** |

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15269(1)** | To support planning application 16/03795/FULsubject to the matters referred to in the Minutes. | Moore | **X** |  |  |
| Allison |  |  | **X** |
| Blake H | **X** |  |  |
| **Prop: Moore**  **Second: Cowey** | Blake M | **X** |  |  |
| Chell | **X** |  |  |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot |  |  | **X** |

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15269(2)** | To oppose planning application 16/03996/OUTon the grounds set out in the Minutes. | Moore | **X** |  |  |
| Allison | **X** |  |  |
| Blake H | **X** |  |  |
| **Prop: Clifford**  **Second: M. Blake** | Blake M | **X** |  |  |
| Chell |  |  | **X** |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot |  |  | **X** |

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15269(3)** | To oppose planning applications 15//02805/REM and 1502806/REM on the grounds set out in the Minutes. | Moore | **X** |  |  |
| **Prop: Clifford**  **Second: M. Blake** | Allison | **X** |  |  |
| Blake H | **X** |  |  |
| Blake M | **X** |  |  |
| Chell | **X** |  |  |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot |  |  | **X** |

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15271** | Resolved to accept the quotation dated 29th September 2016 received from W. Burt, Mason, for the cleaning of the Woore War Memorial. | Moore | **X** |  |  |
| Allison | **X** |  |  |
| Blake H | **X** |  |  |
| **Prop: M. Blake**  **Second: H. Blake** | Blake M | **X** |  |  |
| Chell | **X** |  |  |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot | **X** |  |  |

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15272** | Resolved to purchase a wreath for laying on the War Memorial on Remembrance Sunday (13th November) and that the Vice Chairman should lay that wreath on behalf of the PC. | Moore | **X** |  |  |
| Allison | **X** |  |  |
| Blake H | **X** |  |  |
| **Prop: Moore**  **Second: Cowey** | Blake M | **X** |  |  |
| Chell | **X** |  |  |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot | **X** |  |  |

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| **Agenda Item** | **Motion** | **Cllr** | **For** | **Against** | **Abstain** |
| **15278** | Resolved to pay the Accounts listed in the Minutes. | Moore | **X** |  |  |
| Allison | **X** |  |  |
| Blake H | **X** |  |  |
| **Prop: Moore**  **Second: M. Blake** | Blake M | **X** |  |  |
| Chell | **X** |  |  |
| Clifford | **X** |  |  |
| Cowey | **X** |  |  |
| Lightfoot | **X** |  |  |

**SIGNED………………………………… DATED………………………………….**

**CHAIRMAN / VICE CHAIRMAN**