

Minutes of Woore Annual Parish Council Meeting

Monday 11th July 2022, 7.30pm, The Victory Hall, Woore



PRESENT:

Cllr M. Cowey (Chairman), Cllr K. Davies, Cllr M. Blake, Cllr. M. Carter, Cllr D. Beeston, Cllr J. Higgin and Cllr R. Godman.

IN ATTENDANCE:

Mrs H. Jackson, Clerk to the Council.

PUBLIC:

There were 2 members of the public present.

22040 Welcome / Present, Apologies and/or absent

The Chairman opened the meeting and thanked all present for their attendance. Apologies were received from Cllr. G Daville and Cllr C Hamilton due to personal commitments. Cllr R. Aldcroft (Shropshire Council) advised shortly before the meeting was due to start that he was unable to attend due to a work-related emergency. It was unanimously **resolved** to accept all apologies.

It was also noted that apologies were received from Tree and Path Warden, Carol Bedson.

22041 Declarations of Disclosable Pecuniary or any other Interests

Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting and which is not included in the register of interests. Members are reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the register of members' interests maintained by the Monitoring Officer. Members are reminded to declare any gifts and/or hospitality. (LGA 1972 s94).

No disclosable pecuniary interests were declared.

22042 Requests for Dispensations of DPLs

No requests for dispensation were received.

22043 Open Forum: to last no longer than 15 minutes

A resident queried whether Prime Minister Boris Johnson resigning, presented an opportunity for Woore Parish Council to further pursue the HS2 petition. The Chairman advised that the Parish Council is working closely with Helen Morgan MP in all matters concerning HS2 and that with Royal Assent granted, it is unlikely that HS2 would be paused for any reason. However, the Chairman assured residents that the Parish Council is as committed as ever to the HS2 project and would continue to build the relationship with the local MP to help support and protect the residents and businesses of the Parish.

The Chairman congratulated Woore Primary School on the recent Ofsted certification of 'GOOD'. The Clerk will write to congratulate on behalf of the PC.

The Chairman congratulated Friends of Woore School on the Summer Parish Fete which raised over £2k for the primary school. The Clerk will write to congratulate on behalf of the PC.

The Chairman noted that one of the golden Jubilee commemorative crowns has been stolen from the A51/A525 junction boarder. Additionally, plants from the Cherry Tree Lane planter have also been stolen. Both incidents have been reported to West Mercia Police.

The Chairman reported that the planned road closure of Nantwich Road 11th/12th July has been cancelled and will subsequently be reviewed as a partial closure with traffic lights.

22044 Approval of the Minutes of the Meeting held on 13th June 2022.

It was **resolved** by majority to approve the minutes with no amendments.

22045 Matters arising: to cover any matters arising from Minutes referred to in 22045.

- Road Closure A51, 21st-24th July. Residents have been informed via letter and social media. The PC has done everything it could to prevent a full closure. Gravenhunger Lane will be a no through Road with access only, manned at either end during working hours 7am-7pm. Carers will be granted access with badges. The Clerk reported that a request was made to Andy Wilde at the Clerk Highways Working Party to investigate additional works that can be undertaken during the closure to minimise disruption at a later date. No response to date.

- Quotes for works on 2no benches in the parish are in the process of being sought.

- St Leonards Church Graveyard – The PCC has confirmed the following;

- Woore Parish is in Lichfield Diocese and the Diocese has guidelines for graveyards - spaces, memorials, inscriptions, flowers - what is permitted and what is not.
- Anyone can apply to the Chancellor of the Diocese for a Faculty for a graveyard space, this involves filling in forms and paying a fee. The Chancellor will consult with the Parish and decide whether to grant the faculty depending on circumstances and space available.
- Any parishioner living in Woore Parish can be buried in St Leonard's graveyard whilst there is space.
- If someone has lived in Woore but needs to go into care in their latter years, they can also be buried in the graveyard.
- Any family member of an existing family burial plot can have their ashes added to the plot if the family agrees and the churchyard is not 'closed'.
- The Garden of Remembrance in the churchyard has many years of space for ashes as that could be extended around the churchyard.
- There are obviously limited spaces for new burial plots but as to for how many years that remains for the future to show us.
- The PCC has not engaged with the Local Authority regarding more space for burials in the Parish and were not aware that that was the procedure.
- Early in Neighbourhood Plan discussions the desire to seek land within the Parish was put forward.

22046 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: **22/02127/FUL** (validated: 05/05/2022) (RECONSULTATION)
Address: Redthorn , Newcastle Road, Woore, Shropshire, CW3 9SN
Proposal: Demolition of existing house, freestanding garage and outbuildings and the erection of a replacement four bedrooomed detached family dwelling, garage and associated garden buildings.

Lead Councillor provided a report in advance of the meeting. It was noted that following an objection at the June PC meeting, the application was amended, requiring additional review. It was unanimously **resolved** to object to the application with the following comments submitted via delegated powers on 29th June 2022;

Woore Parish Council note the correspondence to the Case Officer of further amendments and drawings have now been proposed to be submitted and request that the Applicant should be requested to WITHDRAW the current Planning Application and re-submit once all amendments, drawings and further required information requested by the Consultees are made available.

- ii. Reference: **22/02761/VAR** (validated: 14/06/2022)
Address: Barn India, Newcastle Road, Woore, Crewe, Shropshire, CW3 9RE
Proposal: Variation of Condition 4 of Application Reference Number: N/95/736/WO/376 Date of Decision: 28/11/1995

Lead Councillor provided a report in advance of the meeting. It was noted that the previous application for this land was refused and the applicant had applied for a variation on Condition 4. It was unanimously resolved to object to the application with the following comments;

Woore Parish Council objects to the Variation of Condition 4 of Application for 22/02761/VAR using the following reasoning:

In support of the previous comments submitted for Planning Application 22/01865/PA3MA, to which the Parish Council also objected and which was refused by Shropshire Council on the 31st May 2022, it was stated by the Parish Council that its objection to the change of use is because the Applicant has not demonstrated that they have tried advertising for any new tenants to take on the use of premises as currently allowed under User Class E.

*Furthermore, the application does not support the recommendations following Policies in The Woore Neighbourhood Plan:-
-ECON1 Rural Economy
Policy COM1 Community Facilities*

Proposals for the enhancement of community buildings, car parks and recreational facilities, together with the shops and public houses in the parish, will be supported. Changes of use or redevelopment of community facilities will be supported where the proposed use will provide equal or greater benefits to the community, or the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.

*The Parish Council feel that the Community would benefit from another type of Restaurant Cuisine Offering in this location, which would be supported by the growing population of Woore.
This is also supported by the Case Officers refusal Decision on the 31st May 2022, which states at 6.2.1:*

6.2.1 The subject buildings was originally an agricultural barn and in 1995 obtained full planning approval for the conversion of the barn into a restaurant. The 1995 approval was subject to conditions. Condition 4 of planning approval ref: N/95/736/WO/376 dated 28.11.1995 reads as follows: "As the use for any other purpose would be likely to prejudice the amenities of the area, the premises shall be used for the purposes as described in the decision document and for no other purpose including any other uses as is normally permitted in the Town and Country Planning (use classes) Order 1987, as follows: A3 Food and Drink." The 1995 approval has clearly been implemented and in place for many years, therefore condition 4 and the restriction as detailed above applies to the site. Condition 4 removes the right to change the sites use under The Town and Country Planning (General Permitted Development) (England) Order, therefore the site does not benefit from permitted development rights. Condition 4 is clear in restricting the sites use to Class A3 (notwithstanding this is now Use Class E). The words 'for no other purpose' prohibit any other purpose including any other purpose otherwise permitted by the General Permitted Development Order. Article 3 (4) GPDO "Nothing in this Order permits development contrary to any condition imposed by any planning permission granted or deemed to be granted under Part 3 of the Act otherwise than by this Order"

The Parish Council also refer to a similar Planning Application NS/00/00750/FUL Change of use of restaurant to form one dwelling REFUSE 8th November 2000 which again that Condition 4 is sighted as reasoning for refusal.

Also, the Parish Council would like for consideration that in Rural Communities that User Class E Conditions offers employment opportunities, for areas that are lacking in resources and should not be allowed to be removed

- iii. **Decisions:** to acknowledge all planning decisions made between 9th May 2022 and 13th June 2022.

The clerk noted the following decisions;

Reference: **22/02343/OHL** (validated: 18/05/2022)

Address: Land South Of The Long House, Gravenhunger Lane, Woore, Shropshire

Proposal: Replace existing 2 wire overhead network and 4x wooden poles with new 3 wire and 4x wooden poles.

Decision: No Objection OHL/Circular Notification

Reference: **22/01868/OUT** (validated: 20/04/2022)

Address: Hill Farm, Pipe Gate, Market Drayton, Shropshire, TF9 4HA

Proposal: Outline application for proposed demolition of existing vacant property and erection of 3 No. 4/5 bed detached dwellings. All matters reserved expect for access and scale

Decision: Refuse

Reference: TPO 2022 **SC/00484/22**

Address: The Shropshire Council (Land at St Leonards Church, Woore)

Date: 8th July 2022

Decision: Tree Preservation Order Approved

- iv. **Northern Planning Committee Meeting 21st June 2022:** to agree action in response to the granting of permission of the following application:

Station Yard, Pipe Gate, Market Drayton, Shropshire (22/01789/OUT)

The Chairman referred to notice from the Clerk for the granting of approval for the aforementioned application (with conditions).

Discussion took place and the following points were noted.

- Notice of referral to committee received 14th June for 21st June meeting
- Objection submitted in writing by Woore parish Council, supported by Cllr R. Aldcroft
- Woore Neighbourhood Plan entirely ignored reference number of properties to be built on the land (max 10). Previous approval for 4 brings total to 14no.
- 29th June Clerk and Chairman attended Neighbourhood Plan Training and were advised that the most recent plan takes precedence, in this case Woore Neighbourhood Plan.
- Option for Judicial Review was discussed at length with all Councillors making a contribution to discussion. It was noted that the parish council has 14 days to take action to make Shropshire Council Planning Department aware of its intent.

It was unanimously **resolved** for the Clerk to write to Shropshire Council Planning Department (Tracy Darke and Chairman of Northern Planning Committee) to state Woore Parish council's intent to refer the decision to Judicial review, should the granting of the application not be revoked with immediate effect. Copies to Cllr. Roy Aldcroft and Helen Morgan MP.

22047 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

- a) All reports as required:

Village Hall - Film Night Saturday 16th July, book sale and café Friday 22nd July. It was noted that plans to show the photos and video of the Jubilee required discussion.

Old Woore School Trust - No meetings have taken place.

MVAS and Community Speed Watch - Data circulated to all relevant parties. 68,712 prosecutable instances in 6-month period to end June 2022 as a combined figure for the MVAS and Shropshire Council owned VAS. It was noted that to date no data had been provided for any enforcement action or prosecutions during the period. The Chairman thanked Cllr. Blake for his efforts to report this data.

Discussion took place as to the effectiveness of the Community Speed Watch programme and questions were raised over the lack of police presence in the Parish to enforce speed prevention. It was noted that the CSW is consistently short of volunteers.

It was agreed that the Clerk would contact West Mercia Police to request attendance at a future parish council meeting to answer questions over the CSW and the wider issue of speeding in the Parish.

Footpaths - The Clerk noted overgrown hedges at the Churchyard/St Leonards Play area footpath. It was noted that no hedge can be cut until end of bird nesting Season 15th August, unless it is causing access and/or viability issues. Clerk to investigate hedge ownership.

Fallen tree removal Bulkeley Hall under progress, update to follow. No obstruction to Right of Way.

Shropshire Council Remote Monthly Meeting – The Working Party provided an update as follows;

- Meeting 28th June 22, overrun and additional meeting 1st July 22.
- Joined by Emma Green, Enforcement Team Shropshire Council
- Discussion took place as to numerous outstanding enforcement cases, 2 out of 3 closed with no further action, including Spring Bank and Oak Cottage.
- Flooding / drainage and HS2 matters to be addressed later in agenda.
- White Lines at The Grove – requested to be added to the July meeting agenda.

22048 Shropshire Council Representative Report: for Cllr R. Aldcroft to provide reports/updates on any relevant matters.

No report was provided prior to the meeting.

22049 HS2: to receive an update from the HS2 working party on Traffic Calming/Mitigation discussions/next steps and HS2 Consultation.

The following report was provided by the working party;

- Remote meeting with Kier/HS2/SC/WPC scheduled 18th July 22, 9.00am. Kier expressed willingness to attend an on-site meeting with WPC in due course.
- No further response received to WPC email to Steve Smith re. passing point A525.
- Becki Lewis advised stepping down from HS2 Engagement Team role later in the summer, replacement still to be confirmed. Possible concern establishing a contact for the PC moving forward.
- HS2 newsletter sent to all residents and shared online, explaining procedure for possession of land. HS2 Engagement Team confirmed no acquisitions of land are taking place.
- Shropshire Council has appointed a School Travel Plan Co-ordinator with responsibility for safety outside of the school. Working party requested for meeting to engage Woore Primary School Head Teacher and WPC. Request made for update on 20mph outside school / guard rails / bus drop off/pick up locations.
- 13th July 22 'Go Green' event taking place in Market Drayton at the Festival Centre. WPC made introduction to HS2 with interest in their plans, to date declined to attend.
- Air Monitoring – WPC raised concerns over air monitoring outside the school. Report for plans and locations of air monitoring devices to be provided.

22050 Newcastle Road Land: to receive an update from the Chairman/Clerk as to the arrangements for the cutting of grass and management of land.

The Chairman updated Councillors that the land is in need of grass cutting. On contacting the owner of a neighbouring property, an arrangement has been made to cut the grass FOC. The Clerk is currently seeking a quote from the current parish grass cutting contractor for the removal of weeds on the entrance and driveway to the land. The Clerk has also contacted Kier with an aim to providing support for maintenance of the land as part of the community schemes supported by the HS2 project.

The Chairman reported that the PC has been asked to consider signage for no entry, no ROW and no dog fouling on the land. The Clerk to seek quotes with support from all Councillors to action with Chairman's approval as per financial regulations.

Cllr Blake queried whether Shropshire Council should be approached for contribution for the upkeep of the land. The Chairman responded that Woore Parish Council is the owner of the land and the Clerk supported that the PC already claims the maximum allowance for land maintenance via the Environmental Maintenance Grant.

22051 Streetlights: to receive an update from the Chairman/Clerk on the latest response from Shropshire Council to the query over ownership.

The Chairman and Clerk provided an update as follows;

- Remote meeting 1st July 22 with Steve Smith, Shropshire Council.
- WPC advised of the intention to take legal action if the matter of streetlight ownership could not be resolved with written evidence provided.
- Steve Smith verbally agreed to adopt all disputed lights (20no total) with the understanding that he would need to confirm this with the legal team and provide formal confirmation in due course.
- It was noted that the Clerk would formalise this arrangement in writing.

22052 West Mercia PCC-Town and Parish Council Survey 2022: to adopt a response on behalf of Woore Parish Council.

The Clerk referred to a draft response to the survey circulated to all Councillors prior to the meeting.

It was noted that the Clerk would make additional comments in reference to the speeding concerns, specifically the confusion over the lack of police presence in the case where a community speed watch scheme exists. It was unanimously **resolved** to submit the survey response as drafted, noting the points above.

20053 Woore Parish Drainage Investigation Report: to receive a summary from the Chairman of the Shropshire Council Drainage Investigation Report completed by WSP, February 2022.

The Chairman reported receipt of the WSP report for surface water drainage in the Parish of Woore. The report does not include foul water drainage. Significant points to note as follows;

- WSP confirmed existing system is under capacity
- Multiple instances of silted up watercourse and uncontested works
- Long term solution recommends a new single highways system on the A51
- Survey only Woore, does not extend to Pipe Gate or other parts of the Parish. Councillors acknowledged the numerous drainage issues within Pipe Gate.
- It was noted that WPC requested John Bellis, Flood Manager, conduct a full investigation during the road closure of 21st-24th July. No response received to date.
- Shropshire Council has stated there is no funding to cover the cost of the works required on the drainage system (surface water is the responsibility of the local authority highways department). Grant/funding will need to be sought by the LA.
- It was unanimously **resolved** for;
 - o Clerk to contact Severn Trent and United Utilities directly to request an investigation of the foul water drainage network, noting numerous issues as reported more recently.
 - o Clerk/Chair to write to Shropshire Council Planning department, referencing the most recent drainage report and noting the need for a pause on all new planning developments until the matter is resolved.
 - o Clerk/Chair to respond to request the survey be extended to the whole parish, including Dorrington, Irelands Cross and Pipe Gate.

The Chairman advised that the full report would be made available to Councillors following the meeting.

20054 Neighbourhood Plan: to receive a summary from the Chairman/Clerk on recent Neighbourhood Plan Renewal training and to discuss associated actions.

The Chairman provided an update on recent points of consideration following the training session as follows;

- Advised that the most recently dated planning policy takes precedence over all other policies – thus making the Woore Neighbourhood Plan the most influential.
- A review of the Woore Neighbourhood Plan is necessary to establish the extent of the amendments, thus determining the process for approval.
- Grants are available dependant on the extent of the amendments.
- Recommendation to form a steering committee to produce a recommendation to the parish council, including budgets for a review in financial year 2023/24.
- It was noted that the Clerk will reach out to the previous steering committee to establish interest.

22055 Finance

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

It was unanimously **resolved** to approve the following payments as presented, including those already paid.

| Date | Recipient | Reason for Payment | Cheque Number | Net Amount | VAT Amount | Power of Expenditure |
|----------|---------------|---|---------------|-----------------------------|------------|-----------------------|
| 11.07.22 | Helen Jackson | Clerk Salary (June): Gross Pay Bank Holiday Pay (2no) NI deduction | 1860 | £804.98 £84.74 -£8.84 | | LGA 1972 s.112 (2) |

| | | | | | | |
|----------|-----------------------|---|------|---|---------|---|
| | | Income Tax deduction Mileage Expenses Sundry *stamps, printer ink, Clerk mobile phone, paper, stationery | | -£0.00 £0.00 £45.42 £41.12 <u>£967.42</u> <u>(£973.16)</u> | £5.74 | 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 |
| 16.06.22 | Shropshire Council | Local Election May 2021 Fees | 1861 | £100.00 | £0.00 | RPA 1983 s.36(5) |
| 15.06.22 | Shaping Cloud | Microsoft 365 Standard 1no license Microsoft 365 Basic 9no license | 1862 | £598.80 | £119.76 | LGA 1972 s.111 |
| 28.06.22 | Tony Seabridge | Grounds maintenance – grass cutting 21/5/22 – 30/6/22 | 1863 | £450.00 | £90.00 | HA 1980 s.96 |
| 26.06.22 | Richard White | Lengthsman duties | 1864 | £30.00 | £0.00 | HA 1980 s.96(5) |
| 16.06.22 | Woore Victory Hall | Meeting room hire | 1865 | £140.00 | £0.00 | LGA 1972 s.134(4) |

The Clerk noted that HMRC Employers contributions had not been paid due to a credit on the account.

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

The Clerk presented the months bank reconciliation figures as follows;

| | |
|---------------------|-------------|
| Current Account | £100.00 |
| Reserve Account | £131,538.17 |
| Total Balance | £131,638.17 |
| Unpresented Cheques | £3,267.40 |
| Closing Balance | £128,370.77 |

Split as follows;

| | |
|-------------------|------------|
| Recreational Fund | £10,346.00 |
| CIL Fund | £52,063.24 |
| General Fund | £65,961.53 |

22056 Clerk's Report and Correspondence

To receive a summary of Reports and Correspondence for the period from 13th June 2022 to 5th July 2022.

- VAT claim for financial year 2021/22 paid in full, figures to be minuted at July meeting.

All correspondence for the period stated above was circulated to Councillors prior to the meeting.

The meeting closed at 10.16pm.

DATE OF NEXT PARISH COUNCIL MEETING

Parish Council Meeting Monday 8th August 2022, 7.30pm and 12th September 2022, 7.30pm

Signed.....(Chair)

Dated 8th August 2022

| Agenda Item | Motion | Cllr | For | Against | Abstain |
|---|--|------------|-----|---------|---------|
| 22044 | Approval of Minutes of meeting held 13th June 2022: resolved by majority to approve minutes from the meeting 13 th June 2022. | Cowey, M | X | | |
| | | Davies, K | X | | |
| Prop: Davies, K Second: Goodman, R | | Higgin, J | | | X |
| | | Carter, M | X | | |
| | | Blake, M | X | | |
| | | Goodman, R | X | | |
| | | Beeston, D | X | | |