



Minutes of Woore Annual Parish Council Meeting

Monday 10th July 2023, 7.30pm, The Victory Hall, Woore

PRESENT:

Cllr M. Cowey (Chairman), Cllr R. Goodman, Cllr C. Hamilton, Cllr. M. Carter and Cllr. J. Higgin.

IN ATTENDANCE:

Cllr. R. Aldcroft (Ward Councillor Shropshire Council)

Mrs H. Jackson, Clerk to the Council.

Ms C Burnard, Clerk Elect to the Council

PUBLIC:

There was one member of the public present.

23038 Welcome / Present, Apologies and/or absent

The Chair welcomed Chelsea Burnard, Clerk Elect and thanked Helen Jackson sincerely for her contribution.

Apologies were received from Cllr M. Blake due to illness.

It was unanimously **resolved** to accept apologies.

23039 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 declarations were received.

22040 Requests for Dispensations of DPI's

No disclosable pecuniary interests were declared.

23041 Open Forum: to last no longer than 15 minutes

A resident raised concerns over the plans for an additional house on Audlem road. A brief discussion took place. Further discussion took place in Agenda item 23045 Planning.

Cllr. Hamilton raised the issue of the overgrown footpaths along the bowling green and the open ground on the A51.

The Chair informed the councillors that there have been no updates on HS2 bar receipt of the draft newsletter for Woore area, to which a response would be sent.

The Chair passed on information that the A525 will be closed on Sunday 10th September 2023 and Sunday 17th September 2023. Water works by Severn Trent will be taking place for the construction of the new houses on Audlem Road. A manhole cover in the same location will be fixed at the same time. The Chair reminded Severn Trent on the manhole cover that requires maintenance on Nantwich Road and is awaiting acknowledgement of a fixing date.

The Chair thanked Friends of Woore School for making the village fête a great success. And thanks the Victory Hall for making the Hall available at short notice.

The Chair made councillors aware that Woore Tennis Club is having an open day on 22nd July 2023 to celebrate 40 years since its opening and encouraged attendance.

23042 Approval of the Minutes of the Parish Council Meeting held on 23rd June 2023 (Local Government Act 1972, s12p41(1)).

It was unanimously **resolved** to approve the minutes of remote meeting 23rd June 2023.

23043 Matters arising: to cover any matters arising from Minutes referred to in 23042.

The Chair noted the road sign at Irelands Cross hit by a vehicle is to be repositioned on 12th July 2023 further down the road away from the junction.

The Chair mentioned the ongoing streetlight problem has been fixed but is awaiting confirmation on this. There are still complaints regarding the LED streetlights and the councillors will be kept informed if not resolved.

Cllr. Roy Aldcroft stated that he has been in contact with a resident regarding a noise complaint brought to the attention of the Parish Council. A brief discussion took place. Cllr R. Aldcroft agreed to continue working with those involved.

The Chair informed the council that he will be attending a Chairman's meeting on Wednesday 12th July 2023 to raise the issue regarding due CIL payments and will report back to the councillors.

Cllr. M Carter will request quotes for the tree work required on the Audlem Road Village Green. The Chair confirmed that the trees are the Parish's responsibility and pointed out the matter needs resolving promptly due to the wires running through the foliage.

Cllr. J Higgin is continuing to work on commissioning the Coronation bench.

The Chair noted the Lucy Roberts is reviewing the Place Plan and will report back any additional funding available.

Confirmation was received from Lucy Roberts as to funding already received.

The Clerk Elect is to find a replacement lengthsman after lack of communication from the current.

23044 Shropshire Council Representative Report for Cllr R. Aldcroft to provide reports/updates on any relevant matters.

Cllr. R Aldcroft referred to a full report circulated to Councillors in advance of the meeting.

- **Quarry Pool**

Work to install a new ventilation system which will allow the reopening of the main pool at The Quarry Swimming and Fitness Centre in Shrewsbury is progressing, and it is now expected to reopen in September 2023.

The complex programme of works has been delayed, but Shropshire Council is driving the programme to completion and remains committed to bringing the pool back into use as soon as possible.

- **Libraries**

Children aged from 4 to 12 across Shropshire are being encouraged to join in the fun and games of this year's Summer Reading Challenge happening across at libraries in the county.

Young readers can join a superstar team and their marvellous mascots, and get involved in the Ready Set Read Summer Reading Challenge which is themed around the power of play, sport, games and physical activity.

Shropshire Council's libraries service will be running Summer Reading Challenge activities and events at all its branches from Saturday 8 July until Friday 15 September 2023.

- **School Streets**

An 18-month School Streets pilot at six Shropshire schools is set to begin in February next year, after the government's minister for roads and local transport signed the Order that will enable enforcement of the scheme.

The Order gives Shropshire Council the power to enforce a range of 'moving traffic' offences from 22 July 2023 – and enforcement of the School Streets programme using ANPR cameras will be the first use of these powers.

School Streets are streets outside of school gates that have temporary restrictions on motorised traffic (except for permit holders) during school drop-off and pick-up times. Under the new 'moving traffic offences' legislation Shropshire Council will be able to enforce School Streets using ANPR cameras. Six schools will take part in the trial, namely: Gobowen Primary School, Market Drayton Junior School, Woodside Primary School, Oswestry, Mereside Primary School, Shrewsbury, Whitchurch Junior School & Castlefields @Bridgenorth.

- **Shropshire Host's**

Shropshire Families are hosting some 643 Ukrainians throughout the county. There are also Hong Kong and Syrian refugees for resettlement With 76 asylum seekers in hotel accommodation.

- **The Zone Hub**

Currently running well with IT, H&S and advanced English for Ukrainian guests. Some minor damage to down pipes. Project funded by Lottery until 2025, activities organised via Marches Academy. Needs better signage and jet washing.

Greenfield Sports Association

Still awaiting the consultant report, which is now well overdue. MDTC funding electrical survey to establish the state of lighting and associated equipment. Awaiting completion of local plan before further decisions on potential move and time frame can be made.

- **Licensing Consultation**

The council's current Statement of Licensing Policy came into effect on the 1 April 2019 and will cease to have effect on the 31 March 2024. The council must be in a position to formally adopt a revised policy with effect from 1 April 2024. In order to satisfy the specific legal requirements, set down in the Act, the council needs to carry out a consultation process on the proposed Statement of Licensing Policy from 19 June 2023 to the 27 August 2023.

Should parishes wish to comment please submit comments via Clerks to Shirehall:
<https://www.shropshire.gov.uk/media/26032/statement-of-licensing-policy-2024-to-2029-consultation.docx>

- **National**

The Local Government Association (LGA) has warned that councils could be at risk of insolvency over the coming months as local authorities in England struggle to fill a £3bn funding black hole, with a number of councils already in "endgame" states where they could be forced to issue Section 114 notices. Pointing to inflationary costs and soaring demand for services, the LGA said the cost of providing current levels of council services over the next few months is set to exceed existing available funding by at least £2bn, and by nearly £1bn next year.

Cllr Aldcroft report that he is still pursuing a more substantial safety guard on Flash Farm in case of accident.

He noted that the Integrated Care Board are looking at bringing hospitals to the community for Shropshire in the form of more care at home options. Specially trained nurses will be available to free up bed in hospitals. This is in the pre-consultation stage. Consultation stage will begin in September 2023. The whole project will be a five-year process. In terms of Woore, the limited internet is something to bear in mind.

Cllr. R. Aldcroft announced he is now a substitute on the Planning Committee for Northern Area. He will continue to represent the residents and Parish Council of Woore and will step away from any planning concerns affecting the ward so he can speak on our behalf. Discussions were held and Cllr. R. Aldcroft stated he would refuse to sub on any meetings where there are contentious issues relating to the Ward.

The Chair noted that he has heard nothing from Shropshire council on the Schools Street Programme. It has gone through consultation and Woore School should be a priority. The Chair reiterated that we want a school crossing and a 20mph speed limit outside of it.

The Chair informed the council that he has emailed employees of Shropshire council three times in June 2023 requesting information on the traffic sensors that were across the roads asking whether they were HS2 related or not. He is yet to get a response. Cllr. R Aldcroft will chase up Shropshire council.

The Clerk raised an ongoing concern about the lack of public transport in the parish particularly affecting students and the elderly. Cllr. R Aldcroft is looking into bus routes and the Clerk Elect will investigate alternate methods of transport for vulnerable residents. The Parish is aware that Audlem has its own 'in need' bus service and this is something the Parish will look into during September 2023.

23045 Planning

- a) Applications: to adopt comments submitted via delegated powers in response to the following applications and as approved by Councillors prior to the meeting.
- i. Reference **23/02373/FUL** – Land south of Audlem Road, Woore. Erection of one dwelling and associated works.

It was unanimously **resolved** to oppose the application with comments submitted via the Clerk as below.

Woore Parish Council OBJECTS to the above Planning Application due to the following observations and previous Granting of Permission on the 10th of December 2021 of 21/02985/REM.

The Planning Statement submitted for this application makes many references to the Woore Neighbourhood Plan 2016-2036 but in some cases does not meet the Policies stipulated.

The residents of Woore Parish carried out the process through the Consultation procedure so that the Neighbourhood Plan can influence local planning decisions as part of the statutory development framework and avoiding previous issues in maintaining the character of a rural settlement, with the objectives:

- To ensure that any new housing developments be relatively small, unobtrusive and reflect local needs.
- To maintain the rural character of the Parish of Woore

The view of the Parish Council is that this application also does not comply with the Woore Neighbourhood Plan:

Policy HOU2 - Housing Development.

- a) Do not adversely affect local landscape character and visual amenity.
- d) Infill a gap in the community of existing frontages.
- g) Do not adversely affect heritage assets or their settings.

Policy HOU3- Design

- A) Where adjoining open countryside they should provide a sympathetic build-to-unbuilt area transition.
- B) The topography and natural features of the site should maximise significant views from the site to the surrounding countryside and minimise impact on the skyline.
- C) Minimise adverse impacts on the amenity of future or adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour, or in any other way.
- D) New dwellings to be normally no more than 2 storey high, unless such development is appropriate to its setting, topography, and is well designed in its own right.
- F) Respect the character of the locality and the local vernacular and countryside positively to local distinctiveness.

Woore Parish Council refer to the decision of Granting Permission to 21/02985/REM and the Officers Report:

6.2 Siting, scale and design

6.2.1 This reserves matters applications relates to the erection of four dwellings, plots 1 2 3 & 5. Plot 4 is a self build scheme and has a separate stand alone approval. The site landscaping plan demonstrates how the four dwelling will sit along site one and other and illustrates the developments set back nature within the site boundaries, ensuring an adequate level of separation between all of the plots is provided, resulting in minimal overlooking and loss of light for each dwelling. The layout and spacing arrangement between the plots have been improved whilst accommodating the new access route into the site.

Plots 1 & 3 resemble one and other, these dwellings have a traditional pitched roof, narrower gables, with asymmetric elevation and fenestration pattern and banded chimneys. These buildings also have a stepped roof line and an integral garage. By handing these properties and adding a 'link' to the design for the new property on plot 3, this offers what are essentially two different house types. This also assists with avoiding the creation of uniformity within the scheme which was a concern Page 8 of 16 previously raised. Collectively these features serve to reduce the overall mass of the buildings s and articulate the elevations to Audlem Road and when approaching the site from the north.

Woore Parish Councils view is this additional dwelling will not comply with these statements.

6.2.2

The overall garden area for plot 1 has been increased in size and its relationship with plot 3 has been carefully considered and revised. Plot 2 has also been repositioned to ensure that the property has better private amenity space. Across the development plot ratios range from a 1:3 ratio to a 1:6 ratio which is equal to or more than those on the opposite site of Audlem Road. Whilst a field drain to the north precludes moving the properties further north, the new layout offers generous space around and between the properties.

Woore Parish Council are of the view that with this additional dwelling will reduce the amenity space and generous space around between the properties. Also, this proposed new dwelling may impact on the field drain to the north of the site.

6.2.4

The development has been designed to be sympathetic to the local character of the village The design incorporates traditional Woore style that aims to add to the overall quality of the area. The proposed will be constructed using traditional materials, it also reflects that of a contemporary design and quality for aspirational modern living, while retaining a modest scale and unobtrusive appearance. In response to the Council's concerns over the 'clutter' on the proposed site plans, some of the external landscaped fencing, trims and external lighting detail has been removed and simplified. This further aids in creating a more spacious and open character to Audlem Road. The proposal site plan shows a greater reliance on the existing landscape boundaries, including the mature hedgerow to Audlem Road.

Officers feel that the proposed layout, design and scale of the dwellings are considered to be acceptable and will not impact on the character of existing properties or the rural character of the local area. Additionally, the design of the scheme is looked upon as an improvement when compared to the previously approved scheme.

Woore Parish Council feel this additional dwelling will once again remove the "more spacious and open character to Audlem Road."

6.5 Drainage

6.5.1 The site is located within flood zone area 1, a low risk of area for flooding. The application form indicated that the development will be connected to the local mains drains to accommodate the site foul drainage and the installation of surface water attenuation pond will deal with the sites surface water flooding.

Woore Parish Council remind Shropshire Council that the foul drainage system within Woore Parish is reported as critical as no upgrade to the infrastructure system has been conducted with the significant increase in additional dwellings in recent years. Each additional dwelling places more pressure on the existing system.

There are no calculations from the applicant or confirmation that the current Attenuation Pond and drainage system for the surface water can accommodate the additional dwelling. This additional dwelling will reduce

the natural soakaway from the site on what is already prone for flooding.

On the Panning Statement submitted by the Applicant it states less than 10 new dwellings have been approved in the Parish over the last seven years, the actual figure is 20 new dwellings, with a further 20 new dwellings that had outline planning now granted approval.

b) Decisions to report

Reference: **22/01789/OUT** (validated: 12/04/2022)

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

Proposal: Phase 2 residential scheme for development of up to ten housing plots for self-build/custom housing (resubmission of application reference 21/05785/OUT)

Decision: Grant Permission

Reference: **23/02076/FUL** (validated: 31/05/2023)

Address: 1 Oak Farm Barns, Dorrington Lane, Woore, Crewe, Shropshire, CW3 9RR

Proposal: Proposed garage extension

Decision: Grant Permission

The Chair referenced Planning application **22/03559/FUL** – Land west of London Road, Irelands Cross. Erection of ten houses.

The Chair has requested a copy of the 106 agreement on behalf of the Parish Council. The Chair reminded councillors that the 30mph speed limit extension was a condition of this planning being granted but has yet to receive confirmation of this being approved.

The Clerk noted that a planning application was received just prior to the meeting for Northlands for a dipped curb which requires a lead counsellor. Cllr. R. Goodman was appointed with delegated powers.

c) Determination of application for outline planning permission **22/01789/OUT**.

Discussions were held and it was unanimously **resolved** to support the taking of legal action against the granting of permission as this development goes against the neighbourhood plan. Details of the resolution are as follows;

- To agree WPC pursue Judicial Review
- To progress to the Leave stage, at a potential maximum cost to the PC of £10k in this FY, which can be accommodated from the general budget. If the case is lost, the costs are met by the Parish Council. If successful, the costs to the parish Council are nil.
- To consider the budget for 2024/25 and potentially in to 25/26 (in October 2023) to accommodate the potential court costs should the Leave stage result require it.

It was noted that initially, the £10,000 will come from the Streetlight funds that were not required within the current FY. The Chair to investigate if any legal insurance policies are available to protect against high legal costs (AARHUS Claim). Further discussion will be held given the advice of the legal experts and outcome of the judicial review. Deadline to oppose is six weeks from granting of permission of turnaround time is short.

23046 for Councillors/representatives to provide reports/updates on any relevant matters.

Village Hall

Cllr Goodman referred to a report circulated prior to the meeting.

- Update to the policies, banking signatories and accounting procedures have taken place.
- Letting are lower than usual, as is expected for this time of year. Work is going into forecasting / budgeting with the new treasurer.
- Film nights 9th Sept, 7th Oct (note change of date), 11th November
- New – Quiz Fish & Chips night 9th December (in place of a film) details / price tba (teams of 4) but all welcome – save the date.

- Café dates as advertised previously plus 24th November.
- Barn Dance 2024 (Hall fundraiser) – provisional date 13th April 2024 - details TBA but again save the date.
- HS2 grant is progressing with new sub committee and aim to complete this asap over the summer.
- Various maintenance activities have / are scheduled to take place in the quieter summer period.
- Next meeting 18th September 2024

Community Speedwatch

Cllr Hamilton noted that the group is still short of volunteers for the community speed watch programme but stated that speeding through the village is still an issue.

Footpaths and Trees

The Chair sent a chaser email regarding the Outdoor Partnership Programme regarding the trees and pathways and will update accordingly.

Cllr. R Goodman noted that the public footpath finger post has been replaced along Gravenhunger Lane.

The Chair noted the fence and electric gate on Cherry Tree Lane still needs sorting.

Chairman's Meeting (SALC)

The Chair informed the counsellors he has a Chairmans meeting scheduled for Wednesday the 12th of July 2023 at 6.30pm.

Other

The Chair informed the counsellors that the next SALC meeting is to be held on 17th July. Cllr. M Carter to attend.

The Chair informed the councillor that there has been no HS2 meetings.

The Chair informed the councillors that there have been no Shropshire Council Remote meetings.

23047 Parish Laptop

It was unanimously **resolved** to approve the purchase of the new laptop at the cost of up to £700 inc. VAT.

23048 West Mercia PCC-Town and Parish Council Survey 2023:

The Clerk responded to the police survey on behalf of Councillors and the detail was circulated prior to the meeting. It was unanimously **resolved** to support this.

23049 Finance

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

| Date | Recipient | Reason for Payment | Cheque Number | Net Amount | VAT Amount | Power of Expenditure |
|------------|---------------|---|---------------|---|------------|--|
| 10.07.2023 | Helen Jackson | Clerk Salary (June month): Gross Pay Holiday Pay (accrued) Bank Holiday Pay (0no) NI deduction Income Tax deduction Mileage Expenses | 1922 | £743.90 £65.84 £0.00 -£0.00 £20.00 £0.00 £45.42 £15.99 | £2.75 | LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2) LGA 1972 s.112 (2) |

| | | | | | | |
|------------|---|--|------|-----------------------------|---------|---|
| | | Sundry *stamps, printer ink | | (£891.15) <u>£893.90</u> | | LG (FP)A 1963 s.5 LG (FP)A 1973 s.5 LG A 1972 s.111 LGA 1972 s.137 |
| 26/05/2023 | Tony Seabridge Grounds Maintenance | Grounds Maintenance 6/4/23 – 25/5/23 | 1923 | £600.00 | £120.00 | HA 1980 s.96 |
| 03/07/2023 | Tony Seabridge Grounds Maintenance | Grounds Maintenance 29/5/23 – 19/06/23 | 1924 | £300 | £60.00 | HA 1980 s.96 |
| 14/06/2023 | Impact IT Solutions | Clerk laptop | 1920 | £543.00 | £110.60 | LGA 1972 s.111 |
| 23/06/2023 | Woore District Vegetable & Produce Show | Grant for Show 2023 | 1921 | £250.00 | £0.00 | LGA 1972 s.137** |
| 25/06/2023 | Rachel Goodman Expenses | Clerk PC hard disk drive | 1925 | £19.53 | £3.91 | LGA 1972 s.111 |

The Clerk noted that a new external hard drive has been purchased. The PAYE software will also be backed up to this device. It was unanimously **resolved** to approve all payments.

b) Bank Reconciliations

The Clerk agreed to circulate a full report post meeting and presented the months bank reconciliation figures as follows;

Current Account £100.00

Reserve Account £162,057.85

Total Balance £162,157.85

Unpresented Cheques £1,967.94

Closing Balance £115,432.69

Split as follows;

Recreational Fund £10,106.00

CIL Fund £69,456.84

General Fund £77,284.97

The Clerk noted there are currently £5,000 worth of unpresented cheques.

23050 Clerk's Report and Correspondence

The Clerk reported the following;

- The Clerk Elect is to scrutinise Mid-August 2023.
- Cllr. J Higgins is to reach out to the Old Woore School Trust after information received regarding the applications for the grants. Councillors would like to remind parents in the parish to apply for any funding. Response from Secretary as follows;

"The Trust is signposted on the Woore Parish Council's website under 'Educational Grants' where details of eligibility and how to make an application are explained. Due to our confidentiality obligations, I am not able to

discuss details of applications or grants made. However, to give you some idea of grants made in the past, a total of 74 grants totalling £24.5k have been made, an average of £330 per application. Where applicants have fulfilled the eligibility criteria, no grant has been refused, although they may not have received the amount they have asked for."

- The Chair instructed the Clerk to contact the Church with the latest advert to be put into the church Magazine by Wednesday the 12th of July 2023.

The meeting closed at 9.25pm.

**DATE OF NEXT ORDINARY PARISH COUNCIL MEETINGS 21st August 2023, 7.30pm
(PROVISIONAL UNTIL FURTHER NOTICE) and 11th September 2023, 7.30pm.**