

Minutes of Woore Parish Council Meeting

Monday 11th November 2024, 7.30pm, The Victory Hall, Woore



PRESENT:

Cllr M. Cowey (Chairman), Cllr R. Goodman (Vice Chair), Cllr M. Carter, Cllr C. Hamilton, Cllr M. Austin, Cllr C. Gath and Cllr A. Gath.

IN ATTENDANCE:

Ms C. Burnard (Clerk to the Council), Cllr Roy Aldcroft (Shropshire Council Representative) and Sally Tyson (Tree and Path Warden).

PUBLIC:

There was one member of the public present.

24082 Welcome / Present, Apologies and/or absent

Apologies were received on behalf of Cllr M. Blake due to illness and Cllr J. Higgin due to holidays. It was unanimously **resolved** to accept all apologies.

24083 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.

24084 Requests for Dispensations of DPLs

None received.

The Chair suggested the Clerk look into removing this item from the agenda as it was felt there was no longer a need for it as it was introduced for HS2.

24085 Open Forum: to last no longer than 15 minutes

The Chair opened discussions to the members of the public.

The resident in attendance wished to ask for clarification on the Parish Council's recent comments on a planning application. A discussion was had between The Chair and the resident, who requested the conversation take place now and not over email at a later date.

S. Tyson wished to comment regarding a planning application that is to be discussed later and expressed concern that the contractors may park inconsiderately during the development. The Chair reassured S. Tyson that this has been addressed in the Parish Councillors comments. The Chair added that it always helps Councillors if residents add their own comments to planning applications as neighbour concerns are always read before Councillor's comment.

Cllr A. Gath asked for opinions on whether Councillors felt that the recent road repairs within the Parish were up to standard. It was discussed and some dissatisfaction was disclosed. The Chair asked Cllr R. Aldcroft to pass these opinions back to Shropshire Council.

The Chair added that he wanted to thank Woore Cricket Club for their firework display. It was a well-attended event for residents. Cllr M. Carter said he had received some complaints regarding parking but The Chair noted that the cricket club had done all they could to advise people where to park safely and it was a shame this advice was ignored by a small minority.

The Chair also wished to thank all those involved in the Remembrance Day parade and display. The Chair informed Councillors that Star Pubs plan to put the Coppers Arms freehold up for sale on the open market. He will continue to investigate over the coming weeks in terms of if there are any planning applications or change of use applications being submitted. He pointed out that this may lead to a reduction in car parking facilities for residents and visitors, and parking needs in the village will need to be considered going forward. He also reminded Councillors that the Parish Council cannot buy the establishment as there is already a pub in the village (two in the parish) so it will not qualify as a community asset. He will keep all Councillors involved.

24086 Approval of the Minutes of the Parish Council Meeting held on 14th October 2024 (Local Government Act 1972, s12p41(1)).

It was unanimously **resolved** to approve the minutes of the Parish meeting held 14th October 2024.

24087 Matters arising: to cover any matters arising from Minutes referred to in 24086.

The Chair updated Councillors that the missing 30pmh sign on Newcastle Road has been replaced and he thanked Cllr R. Aldcroft for his involvement in this.

There has been no update on the 40pmh speed limit reduction on London Road. Cllr R. Aldcroft is continuing to communicate with colleagues at Shropshire Council to resolve this.

Regarding the Manor House bed, HS2 LTD have informed the Parish Council that the owners of the Manor House have carried out some maintenance work and installed some extra fence posts. The Chair pointed out to HS2 LTD that the Parish Council does not own the Manor House bed, Shropshire Council does.

The Chair informed Councillors that Severn Trent have begun work on repairing the layby on Audlem Road that they damaged during a water work job. He thanks Shropshire Council for pushing Severn Trent on this matter.

24088 Shropshire Council Representative Report: for Cllr R. Aldcroft to provide reports/updates on any relevant matters.

Cllr R. Aldcroft updated councillors that Shire Hall has now permanently closed. Some contractors remain active in the building but all Shropshire Council staff that are able to are now working from home while the others are in the Guildhall building. All Shropshire Council meetings are now remote.

He reminded residents that all recycling centres now require an advance booking, and that anyone who has not already paid their annual green bin subscription will now need to do so if they wish to continue with the service. Shropshire Council has not received any updates from central government regarding future funding or policies.

The Chair asked Cllr R. Aldcroft to chase up for further information on CIL payments.

The Chair then asked for an update on which areas of greenery that are currently maintained by Shropshire Council will not be from 2026. Cllr R. Aldcroft was not sure but will continue to chase information as he is aware this will impact the parish's budget.

Cllr R. Aldcroft will be attending the next community café on Friday 22nd November 2024.

24089 Robert Rowan Update on The Fibre Broadband Upgrade

Robert Rowan could not attend the November meeting but hopes to attend the December meeting instead. He did forward an update to be read out by the Chair.

"In terms of the build, whilst we have some delays due to road works and closures, the good news is that the first batch of premises are due to enter our commissioning process this week so we expect to see services becoming available in the next couple of weeks. We are hoping to have over 300 premises live by the end of November.

In terms of the timescales for the remaining premises, these are subject to the civils work being undertaken. As you are aware, we have significant activity in Woore and surrounding areas over the coming weeks, with night road closures agreed in December.

In terms of pledging and vouchers, we have achieved our target, but it's worth mentioning to people that those who pledge, can also register to be kept informed as the scheme develops. If someone pledges, they will be informed once services become available, so worth mentioning that to the community. It will also help us recover the build costs quicker. Another thing to mention is that some ISP's have started to offer Black Friday deals so worth advising people to watch out for these before upgrading to full fibre."

23090 Planning:

a) Applications: to adopt comments submitted in response to the following applications and as approved by Councillors prior to the meeting;

- i) Reference: 24/04042/FUL (Validated 24th October 2024)
Address: Selsey, Pipe Gate, Market Drayton, Shropshire, TF9 4HU
Proposal: Proposed extensions and alterations

“Woore Parish Council supports the above application.

Woore Parish Council request that during the building phase, due to the busy nature of the A51 in the 40pmh zone, there is a requirement such that associated vehicles, vans and deliveries are parked off the road in the ample front garden. Parking should also not be on the pavement as this is a heavily used route for walkers, prams, pushchairs and mobility scooters, joining the communities of the Parish and our Community Speed Watch / Speed Camera data shows over 50% of traffic using that stretch of road exceed the 40mph speed limit.

It is unclear from the documentation the increase in size of the property, should the proposal be granted, and we remind Shropshire Council that an increase of 99sq metres, or above, is subject to CIL charges.

All comments are subject to consultee comments.

Woore Parish Council request that it is notified of all changes to planning conditions relating to this planning application and subsequent applications relating to it.”

- ii) Reference: 24/04067/FUL (Validated 4th November 2024)
Address: Hill Farm, Pipe Gate, Market Drayton, Shropshire, TF9 4HA
Proposal: Erection of replacement dwelling and detached garage/workshop

“Woore Parish Council OBJECTS to the proposed development. This application includes demolition of existing dwelling and replaced by a significant larger dwelling as well as detached garage and workshop.

The Woore Neighbourhood Plan 2016-2036 has been adopted and which provides a clear settlement boundary including for Pipe Gate. The application site is outside of this boundary and therefore with regard to the Local Plan and the Neighbourhood Plan (policy HOU1) would be deemed to fall within open countryside where new residential development would not normally be supported other than in a limited number of circumstances. The development would be in open countryside where new housing is resisted, and no exceptions have been identified that would overcome this non-compliance with the Woore Neighbourhood Plan which is up-to-date and should be given full weight.

Policy HOU2 of the Woore Neighbourhood Plan makes clear that housing development must not adversely affect heritage assets or their settings. With an existing heritage asset, Hill Farm is noted on the historic map layer dating to 1900, it is also prominent on the approach from the west beyond the Chetwode Arms proposed to be demolished in this application.

With regard to the proposed development, in the event that demolition of the existing building is accepted, this would appear to be at odds with the form, grain and character of this particularly rural part of Pipe Gate, where a modern dwelling would likely appear in open countryside. The modern dwelling also proposes using materials that are again not in keeping with the existing dwelling or surrounding dwellings in the area.

Woore Parish Council supported the application 23/03169/FUL Erection of two storey extension to existing dwelling, replacement porch and erection of new detached workshop and garages as it was in keeping with the Woore Neighbourhood Plan and Granted permission in September 2023. Woore Parish Council support this application in that it is primarily an extension to a dwelling even though it is outside the Woore Neighbourhood Plan Development Boundary and would not contravene any of the Policies within the Neighbourhood Plan.

The Parish Council would also request a Condition that the detached workshop and garages clearly state if permission is granted that this is the sole use of these buildings for perpetuity.

Clearly if application 24/04067/FUL was granted permission then Woore Parish Council request the Condition No 13 for 23/03169/FUL:

The outbuilding hereby approved shall be used for the purposes of the garaging of vehicles associated with the dwelling known as 'Hill Farm', domestic storage and as a workshop and for no other purpose.

Reason: Other uses would be inappropriate with the potential to represent unsustainable development within the open countryside.

The Parish Council note that the Applicant has not visibly displayed the Planning Notification at the site as of the 16th November 2024.

All comments are subject to consultee comments. Woore Parish Council request that it is notified of all changes to planning conditions relating to this planning application and subsequent applications relating to it."

The Chair added that there has been an agricultural application received but there was some confusion over whether we could comment or not.

The Chair said we could comment so requested delegated powers to do so for the below -

i) Reference: 24/04201/AGR

Address: Land To The North Of Moss Cottage, Gravenhunger, Woore Crewe Shropshire

Proposal: Proposed agricultural storage building

b) Decisions: to acknowledge all planning decisions made between 11th September and 13th October 2024.

i) Reference: 24/03531/VAR (validated: 16/09/2024)

Address: Weston House, Audlem Road, Woore, Crewe, Shropshire, CW3 9RL

Proposal: Removal of Condition 7 (Removal of Permitted Development Schedule 2 Part 1 class E and F) attached to planning permission 18/00504/FUL.

Decision: Refused

24091 Woore Bowling Club CIL funding for Shelter

The Parish Council recently received an application for their CIL Fund from Woore Bowls Club. They wish to apply for the sum of £3,000 (with £500 having already been received from Shropshire Crown Green Bowling association) to carry out the following work at the bowling Green.

They wish to extend the existing shelter with a covered walkway – same height and depth and using similar materials – to link up with the clubhouse. This will provide extra cover for the members/visitors and spectators during bad weather – the need for this has been highlighted more so this season, especially in spring and early summer when there were wet conditions. Following an increase in memberships (with most new members being village residents) this take the clubs current membership numbers to 76 which is very large for a club of Woore's size.

It was unanimously **resolved** to approve the grant application for £3,000.

24092 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

a) All reports as required;

Cllr M. Carter attended the recent SALC AGM and the full minutes are to be circled to councillors once received and will be uploaded to Parish Councils website.

Cllr M. Carter pointed out it was well attended and was worth noting that the SALC affirmation fees are to increase for 2025/26.

Cllr C. Hamilton provided an update from the Community Speed Watch Volunteers -

"The team have been out twice recently however with the reducing daylight, this will reduce over winter.

Cllr C. Hamilton is still waiting on two volunteers to be trained by the relevant body."

The Chair added that he is struggling to get in contact with the company delivering the new SIDS (Speed Indicator Devices) for the parish. He will keep trying to organise the installation and will keep all councillors informed.

The Chair informed Councillors that the footpath agreement on the A525 to join the county boundary with the footpath at Buerton has been approved. Shropshire Council will provide all the appropriate signage.

The issue of the footpath from Irelands Cross to Dorrington is still on going.

The Chair has had no luck improving the overgrown hedge at the back of the vicarage nor Swan House Farm.

The overgrown hedge along the back of the bowling club has been cut back.

The Chair had no updates on any tree issues however Cllr R. Goodman informed Councillors that Woore Parish Council has been successful in being granted 210 free native trees from the Woodland Trust and will consult with

residents as to where to place them best. It is hoped this will help with areas of bog in the parish and could prevent road flooding.

Cllr M. Carter suggested that councillors ask for feedback from residents at the community cafes.

S. Tyson suggested the parish council use the land on Newcastle road to create a small wooded area as this is currently agricultural land however she was unsure what planning permissions would be needed.

There are no Charimans report to be circulated at present.

24093 Budget 25/26 to be discussed

The Chair asked any Councillors to put forward their suggestions for spending for 2025/26.

Cllr. M Carter put forward a suggestion for an upgraded Christmas lighting system that was discussed at the SALC AGM. It involves a lighting unit to be placed on each lamppost along London Road. Each unit costs around £200 so the total bill would be approx. £5,000.

Cllr. A Gath pointed out that some residents might not approve of the whole main road being lit up brightly for the month of December every year. In his opinion one of the best things about living in the countryside is the darkness. The Chair interjected and said once in the budget plan, views from both sides will be taken into account.

Cllr R. Goodman informed Councillors that the domain change to Gov.co.uk will involve a cost that needs to be put into the budget. This cost is £500 and will include all the signs around the parish being updated to display the new website. She also wished to allocate a few thousand pounds to her footpath map project although this will come out of the CIL fund and not the precept.

She was also suggested we put £500 toward the tree planting project to cover the cost of sapling guards and tools for the volunteers.

Cllr R. Goodman and Cllr M. Austin recently walked around Pipe Gate and wondered if there was any scope for a new bench in Pipe Gate almost opposite the Chetwode for £800.

The Chair also wondered what the costs would be to help organise a community bus service as this has been talked about many times in the past so might be worth considering.

The Clerk will share the updated budget proposal and possible projects with Councillors along with the December 2024 agenda.

24094 Finance:

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

The Clerk pointed out that there had been a mistake made on the agenda and the total amount shown for Clerk Salary for Oct should be £424.44 not the displayed £486.63. This error was made as the defibrillator battery and pad replacements were going to be part paid in November but there was a last-minute change of plan to payment on delivery but the total was not updated on the agenda.

It was unanimously **resolved** to approve the following payments as presented which differ from the agenda as mentioned above.

Date	Recipient	Reason for Payment	Cheque Number	Net Amount	VAT Amount	Power of Expenditure
11.11.2024	Chelsea Burnard	Clerk Salary (Sept month): Gross Pay - Income Tax deduction	1990	£530.64 -£106.20 <u>£424.44</u>	- -	LGA 1972 s.112 (2) LGA 1972 s.112 (2)
11.11.2024	Barlows (UK) LTD	New Christmas Tree Light Socket for Lights	1991	£82.00	£16.40	LG 1980 s. 96

Bank reconciliation:

i) For the Council to receive end of month bank reconciliation for October 2024.

Closing Bank Balance at 31st October 2024			
Current Account		100.00	
Business Reserve Account	195,753.42		195,853.42
Less unrepresented Cheques			
Cheque 001959		(200.00)	
Cheque 001982		(642.24)	
Cheque 001988		(180.00)	
Cheque 001990		(250.00)	
			194,581.18
Split as follows			
Closing Balances			
Recreational fund		-	
CIL Neighbourhood Fund	114,807.35		
General Fund	79,773.83		194,581.18
			-

24095 Clerk's Report and Correspondence: To receive a summary of Reports and Correspondence for the period from 13th October to 11th November 2024.

None received.

The meeting closed at 9.30pm.

DATE OF NEXT PARISH COUNCIL MEETING
 Parish Council Meeting 9th December 2024, 7.30pm.

Signed.....(Chair)