

Minutes of Woore Parish Council Meeting

Monday 14th July 2025, 7.30pm, The Victory Hall, Woore



PRESENT:

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

IN ATTENDANCE:

Ms C. Burnard (Clerk to the Council)

PUBLIC:

There were no members of the public present.

25024 Welcome / Present, Apologies and/or absent

Apologies were received from Cllr J Higgin due to prior commitments and Cllr Tom Dainty due to work commitments.

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

25025 Declarations of Acceptance of Office for further Councillor (LGA 1972 s83)

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.**

25026 Open Forum: to last no longer than 15 minutes

As there were no residents in attendance, the Chair opened the meeting up to Councillors. No Councillors had anything to add.

The Chair noted that one of the 'slow down' signs donated to Woore Primary school has gone missing. He hopes it has not been stolen and will be found soon.

25027 Approval of the Minutes of the meetings held on 9th June 2025 (Local Government Act 1972, s12p41(1))

It was unanimously **resolved** to approve the minutes of the Parish meeting held 9th June 2025.

25028 Matters arising: to cover any matters arising from Minutes referred to in 25027.

The Chair asked the Clerk if there was any update on the signing of the Disclosure of pecuniary interest forms for all councillors. The Clerk stated it was all done online now and there was an issue with Woore Parish gaining access. She has emailed Shropshire Council for assistance and will update Councillors in due course. In the meantime, she will send out a blank copy for them to sign to ensure we are compliant with regulation.

The Chair has not received any update on the sale of the Coopers Arms pub. The sale is still being upheld at present, but no pre-planning applications having been received by Shropshire Council.

The Chair has informed the current owners that if the sale falls through, he would like to be notified.

Cllr Tom Dainty is working on finding out ways to source funding to acquire the property should the sale fall through but to date, is no further forward. OpenReach provided the following update -

"In terms of Woore Parish and Pipe Gate build, we have to date enabled over 580 premises with the vast majority of these in the Parish. The 221 pledges received to date that you mentioned, are across the entire build area and not just Woore. There are approximately 200 premises left to build, of which approximately 40 are in Woore parish. These include Brooklands and parts of Bearstone, Nantwich Road, (between A525 and Cherry Tree Lane (also included)), Candle Lane and Audlem Road. we have requested a number of early starts for work in Woore. Please see breakdown and latest position on these.

- *BC008WFTFW55HSB – London Road - Early start reference has been provided for 4/8/25 with a requested to reduce to 5 days work.*
- *BC008WFTFW55HSB01 – A525 – Candle Lane - Early start reference has been provided and permit submitted for 4/8/25.*
- *BC008WG1J9K2DSB – Candle Lane - Early start reference has already been provided for 4/8/25.*
- *BC008WG1J9K2D03SB – Nantwich Road –1st September 2025. No early date granted.*

With regard to when services will be available to these properties, we are hoping that (subject to success under the works permits) services will be available early/mid-September.

In terms of Brooklands and parts of Bearstone, these may be later given the planned HA works being undertaken, but I will keep you posted."

One final thing the Chair noted was the standing orders still have not been approved. They were sent out to all Councillors prior to the meeting having been proofread by the Chair and the Vice Chair. There were no major changes from the previous adopted version.

It was unanimously **resolved** to approve the updated version of the standing orders.

25029 Shropshire Council Representative Report: for Cllr T. Dainty to provide reports/updates on any relevant matters.

Report received prior to the meeting as follows -

"I'm afraid that I've just been asked to chair a meeting at 18:30 for as the original Chair is unable to make it and as such I will have to send my apologies for the Parish Council in Woore this evening. I apologise for the late notice of my lack of attendance.

I am afraid that my report will be fairly short as there hasn't been a great deal of movement on Woore specific issues on the side of Shropshire Council.

By now you will have received the Shropshire Councils call for information. We are trying as an administration to push a higher quality of user experience with the council. Please be as honest as possible as we desperately need the feedback from our communities around the county so that we can begin to make real progress. I would also ask that you request a similar call for information to take place either in a years, or two years time so that there is a metric and active feedback on the improvements gained (or not so).

Thursday the 17th will be the first proper full council and it has a busy agenda, unfortunately I will not be able to attend as I have been asked to represent Shropshire Council at the River Severn Valley Partnership, which will be crucial in our redesigning of the flooding department for communities that are affected by flooding by the river but also being able to cater for communities that struggle with the maintenance of their drainage infrastructure (which is where this relates to Woore). I will of course get a complete report for you and the Parish Council so you are up to date with all that is happening within Shropshire Council."

25030 Woore Neighbourhood Plan Update

a) Future of Neighbourhood Planning Support Services

The Chair reminded Councillors that the Neighbourhood plan project will no longer be receiving funding from the Government to update their plans. When the original Woore Neighbourhood Plan was produced, Woore Parish received a £10,000 grant from central government - this would no longer be the case. If Woore Parish wish to update their plan, all funding will need to come from Parish funds.

The Woore Neighbourhood Plan (WNP) went to Referendum in May 2019 and was resolved to "make" by Shropshire Council in July 2019.

WNP was the first Neighbourhood Plan to be adopted in North Shropshire and developed through extensive consultation with the residents of Woore Parish and interested parties and landowners. Shropshire Planning Department was also consulted throughout the process and provided information and advice. Woore Parish Council use the WNP on all planning applications within the Woore designated neighbourhood area.

On the 10th of July 2025 representatives of Woore Parish Council attended a remote meeting with Shropshire Council's Planning Policy and Strategic Manager and the Policy Neighbourhood Planning Officer with discussions on "minor" amendments and reference to paragraph 14 of the National Planning Policy Framework (NPPF). The conclusion was that the current WNP "contains policies and allocations to meet its identified housing requirement" and that any review should be carried out once the Shropshire Local Plan is adopted.

Shropshire Association of Local Councils are planning to push back on this and have drafted a motion to protect neighbourhood plans.

A discussion was held about which areas of the WNP needs updating and which parts have been honoured to date.

The motion is as follows -

"Resolution Calling on the Government to Provide Dedicated Funding for Neighbourhood Plans

Woore Parish Council acknowledges that:

- Neighbourhood planning empowers local communities to shape the development and growth of their areas through the creation of Neighbourhood Plans.*
- The preparation of Neighbourhood Plans requires significant time, expertise, and financial resources, often placing a burden on parish and town councils.*
- Neighbourhood Plans contribute to more democratic, locally informed planning decisions and support the delivery of sustainable development aligned with community needs and aspirations.*

Therefore, it is Resolved to -

- 1. Call upon His Majesty's Government to provide increased and sustained funding to support the development, review, implementation and maintenance of Neighbourhood Plans.*
- 2. Request that the Government ensures funding is accessible to all communities, to promote inclusivity and fairness in the planning process.*
- 3. Write to Helen Morgan MP and the Secretary of State for Housing, Communities, and Local Government to communicate this resolution and advocate for enhanced support for neighbourhood planning"*

b) Resolution Calling on the Government to Provide Dedicated Funding for Neighbourhood Plans It was unanimously **resolved** to approve the above motion with a letter to Helen Morgan as follows -
"Dear Helen Morgan MP

The only formal planning power open to our council is a neighbourhood plan.

Neighbourhood Plans have been a cornerstone of localism, empowering communities to shape the development and growth of their areas. These plans play a vital role in ensuring that development in an area reflects local priorities and character.

With more than 1,000 plans successfully passing referendums, they are a valuable part of the local planning system. Communities here in Shropshire either have or are working towards adopting a Neighbourhood Plan.

The success of Neighbourhood Plans has been underpinned by a robust support system, including grants and technical assistance, which has enabled communities, often with limited resources, to engage meaningfully in the planning process.

However, the Ministry of Housing, Communities and Local Government (MHCLG) has announced that it will cease commissioning new neighbourhood planning support services for the period beyond March 2025.

The withdrawal of funding and support services is disastrous news for Neighbourhood Plans. Without access to grants and expert guidance, many local councils will struggle to progress or initiate Neighbourhood Plans, potentially undermining the momentum built over the past decade.

Ensuring continued support is essential to maintain the integrity and accessibility of the neighbourhood planning process and an essential tool to give local communities more of a say in how development affects its area.

Without funding, the majority of town and parish Councils will be unable to review their existing NPs. According to para 14 of the NPPF (Dec 2024), NPs are only considered up to date when they have been adopted or reviewed within 5 years. Without the necessary funding to keep plans up to date there is a risk losing all the work and investment to date in NPs.

We hope that you see the value of our sector being able to continue to develop and adopt new Neighbourhood Plans.

Please raise the importance of Neighbourhood Plans in the House of Commons Chamber and write to the Ministry of Housing, Communities and Local Government, calling on the continuation of funding to enable new Neighbourhood Plans to be developed.

With Local Government Reorganisation (LGR) underway across England, and the changes that will bring to local planning policies, it is critical that you persuade MHCLG to continue with financial support for Neighbourhood Plans.”

Cllr A. Gath asked if we could use CIL money to fund our updated neighbourhood plan. The Chair replied that he has raised this and believes this could be a very good back up. However, in order to do this, it would need to be on our Place Plan.

It was unanimously **approved** to add the Neighbourhood plan to our place plan.

25031 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

Cllr R Goodman shared that the Village hall will be applying for a grant from the Parish Council to help fund the 75th anniversary party. The grant will be for light decorating of the hall and a general tidy up. This application will be received in September.

The new website for the Parish Council of with the domain .gov.uk is now up and running and over the summer Cllr R Goodman will be running tests. She confirmed that the new email addresses are also working now. It was suggested that we make the switch in September.

Cllr R Goodman provided an update on the footpath project. She is scheduling in a walk with Phil Bamber from Shropshire Council to do a test run of the footpaths. She hopes him being present will highlight to Shropshire Council just how bad some are. In the meantime, she has been in communication with Phil Bamber highlighting all the issues on the footpaths and he has promised to action them after the group walk which Cllr R Goodman hopes will take place early August.

The Chair noted that the new play area fencing and gate is looking great. Cllr M Carter pointed out that it might be a good idea to place a few signs around the area reminding residents that dogs must not to let off their leads in the play area. The Chair added that the guidance in RoSPA states that dogs should not be allowed in play areas at all but the Parish Council do not wish to enforce this.

Cllr C. Hamilton informed Councillors that the MVAS's seem to be working correctly now with no issues with the batteries however he will continue to monitor them. Cllr M. Austin queried if the one on Newcastle road is working. Cllr C. Hamilton will investigate and report back.

The Chair has asked if West Mercia Police could attend the parish with their enforceable speed guns again soon and is awaiting a response.

The Chair has circulated the Chairmans report to all Councillors. One agenda item worth discussing is the 'Shropshire Call for Sites'. This is where Shropshire Council ask is any landowners wish to put forward their land for development. Last time this happened, quite a few landowners within the Woore parish put forward their land. However, due to the neighbourhood plan, they were rejected. This topic is worth monitoring and if any residents are concerned, they must contact Shropshire Council at this point. Woore Parish Council will be informed at a later date which land has been put forward.

Shropshire Association of Local Councils are preparing a draft motion to fight against West Merica Police's plans to cut PCSO's working hours to no later than 8pm. The Clerk will keep an eye out for this as Woore Parish Council are against this proposal.

One final item from the latest Chairmans' meeting was to remind all Councillors to adhere to the social media policy. We unfortunately cannot respond to any social media posts.

25032 Call for Information: Town and Parish Councils Survey

This survey had been circulated to all Councillors prior to the meeting. The Chair wanted to ask Councillors to review the survey and compete in their own time with their own opinions on behalf of Woore Parish Council. This survey will help Cllr Tom Dainty to form new Shropshire County Council policies.

25033 Lengthsman Contract to be discussed

As no insurance certificate has been received prior to the meeting, this matter was deferred to September's meeting. The Chair thanked the new lengthsman for the work he has carried out so far.

25034 Planning:

a) to adopt already submitted response to the following application, as circulated to Councillors prior to meeting;

i) Reference: 25/01978/FUL & 25/01979/LBC

Address: 2 Oak Farm Barns, Dorrington Lane, Woore, Crewe, Shropshire.

Proposal: Replace existing glazed link, new conservation rooflights, and new solar panels on existing garage

Comments were submitted as below -

"Woore Parish Council supports the installation of Solar Panels, provided they are in line with Historic Environment Requirements. Such installations meet Woore Neighbourhood plan HOU3 policy (G). We are not able to support or object to both the replacement of the glazed link or the additional roof lights as not enough information has been provided in the design and access statement."

b) to adopt comments in response to the following applications

i) Reference: 25/01892/FUL Address: Cherry Tree Farm, Cherry Tree Lane, Woore, Crewe, Shropshire.

Proposal: Detached garage with pitched roof and dormers, with first floor self contained living accommodation for staff, following demolition of existing storage shed to include change of use of land

All councillors were in agreement with the following comments to be submitted -

"It is understood the planning application is for owner occupier and has been reviewed on that basis and the proposed development is for garaging and staff accommodation - 3No. Bedrooms for 3No. Staff. The ancillary accommodation appears to be more than 3 bedrooms and appears to be 3 self contained flats above an 8 car garage. There are only 8 documents submitted, so it is not clear on the scale of the garage - this sits away from the main house and is multiple sizes of the shed it replaces.

It is understood the property is just outside the identified development boundary of Woore plan, so HOU1 does not apply and development should be strictly controlled in-line with the development plan and national policies.

With reference to HOU2, the proposed 8 car garage with what appear to be 3No. self contained flats, with separate lounge kitchen and accesses seems large.

It is not clear from the application how the proposed very large garage and accommodation sit in relation to the existing buildings and surrounding countryside - on the documentation provided, for example, General arrangements and elevation, there are no dimensions, so the true scale and size of the property is not known.

Taking cognisance of HOU3, with the limited documentation provided it is not clear how the proposed large building sits within the context of the whole site. It appears to very substantial and appears to be bigger than many large houses - it is noted there are 3No flats with lounges, etc proposed to the 1st floor.

When Cherry Tree lane was visited on Saturday 12/07/25, it was unclear if the application had been displayed locally, as none were observed present, at the time of the visit.

Taking cognisance of the above, Woore Parish Council DOES NOT SUPPORT the application as there appears to be insufficient information/drawings/document provided to make an informed decision."

c) Decisions: to acknowledge all planning decisions made between 9th June to 14th July 2025.

Reference:25/01708/VAR

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

Address: Holiday Let At, Flash Farm House, Nantwich Road, Woore, Shropshire. Decision: Permission Refused

25035 Finance

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

Date	Recipient	Reason for Payment	Net Amount	VAT Amount	Power of Expenditure
14.07.2025	Chelsea Burnard	Clerk Salary (June) - Gross Pay Income Tax deduction Expenses - Coffee Milk Parish Online Subscription Total	£543.84 -£108.80 £6.50 £2.95 £350.00 £864.49	- - - - £70.00	LGA 1972 s. 112 (2) LGA 1972 s. 112 (2) LGA 1972 s. 112 LGA 1972 s. 112 LGA 1972 s. 111
14.07.2025	Cllr R Goodman	HugoFox Monthly Charge	£11.99	£0.00	LGA 1972 s. 111
09.06.2025	Westholme Nurseries	Summer Planting	£826.67	£165.33	HA 1980 s. 96
14.07.2025	Woore Victory Hall	Room Hire 2025 Q2	£169.00	£0.00	GLA 1972 s. 134
14.07.2025	Wilcox Landscapes	St Leonards Play Area New Fencing and Gate	£2600.67	£520.13	LGA 1972 s. 137
14.07.2025	Tony Seabridge	Grounds Maintenance May/June	£510.00	£102.00	HA 1980 s. 96

b) Councillors to receive bank reconciliation up to month end June 2025.

Closing Bank Balance at 30th June 2025			
Current Account	100.00		
Business Reserve Account	211,308.68	211,408.68	
Less unpresented Cheques			
Cheque 001959		(200.00)	
Cheque 002008		(120.00)	
		211,088.68	
Split as follows			
Closing Balances			
CIL Neighbourhood Fund	111,807.35		
General Fund	99,281.33	211,088.68	-

25036 Clerk's Report and Correspondence

To receive a summary of Reports and Correspondence for the period from 10th June to 13th July 2025.

The Clerk has received notification that the Environmental Maintenance Grant money we applied for in July was successful and will be received in August.

The Clerk has submitted all the documents required to the external audit. She will update Councillors in due course. The main issue with last years audit was not displaying the Notice of Public Rights Notice. She confirmed this had been down this year.

The Clerk has received an invite from Woore Methodist Church to all Councillors to attend their Thanksgiving service on Sunday 20th July at 2.30pm. It's a short service to say thank you to the parish council for the grant they gave to help the church update their heating system.

The Chair added that there is a 'Shropshire Together Conference' being held on at Shrewsbury Football Club. It's a full day conference and will cost £21 per person, including lunch. Cllr Tom Dainty and Alex Wagner will be in attendance, so the Chair is interested in attending and Cllr A. Gath agreed he'd also like to attend. All were in agreement that these two Councillors would represent Woore Parish Council.

The meeting closed at 10pm.

DATE OF NEXT PARISH COUNCIL MEETING
8th September 2025

Signed.....(Chair)