

Minutes of Woore Parish Council Meeting

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



PRESENT:

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

IN ATTENDANCE:

Ms C. Burnard (Clerk to the Council)

PUBLIC:

There were no members of the public present.

24154 Welcome / Present, Apologies and/or absent

Apologies were received prior to the meeting from Cllr M. Blake due to long-term illness. Apologies were also received on behalf of Cllr R. Aldcroft due to work commitments.

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

The Chair and Vice Chair wanted it noting that they, and the whole of Woore Parish Council are incredibly grateful to Cllr. M Blake for his long service with the council. He has worked tirelessly for the improvement of the parish and the continuing Councillors wish him all the happiness in his retirement from the council.

24155 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.**

24156 Open Forum: to last no longer than 15 minutes

The Chair asked Cllr R. Goodman to please pass on his thanks to the Woore WI for the planting of the tree on the Village Green. It is good to see it's been protected with extra fencing and hopes it will thrive.

The Chair also wanted to thank the volunteer litter pickers who have been out in force recently. He also believes that some residents are collecting rubbish themselves and putting it into their own bins. This is really appreciated.

24157 Approval of the Minutes of the Parish Council Meeting held on 10th March 2025 (Local Government Act 1972, s12p41(1)).

It was unanimously **resolved** to approve the minutes of the Parish meeting held 10th March 2025.

24158 Matters arising: to cover any matters arising from Minutes referred to in 24157.

The Chair has received an update from Openreach regarding the Fibre Broadband upgrade to the parish. Openreach apologise about the delays in this project attributing this to issues closing the roads. 560 properties have now been enabled and they believe it will be completed by the end of June 2025 but with the majority of the parish completed by the end of May 2025.

Robert Rowan has confirmed that some properties still have not pledged but they do still have time to pledge if they wish. The project from BT's perspective is fully funded by the Government now so these properties not pledged are not holding up the project.

Lydia Beeston, who attended our March 2025 meeting to speak about the BT Digital Switchover, has recently attended the coffee afternoon and received some additional queries which she was delighted to answer. She hopes she has put several residents concerns to rest but reiterates that she is available for further queries should they arise.

The Chair has not received any updates on the flooding at Dorrington Lane. Shropshire Council were going to put a plan in place to fix this but the Chair has heard nothing further. Fortunately, there has not been heavy rainfall recently. The Flash Farm culvert has started filling up with silt again so the Chair is continuing to press Shropshire Council for a resolution.

The Chair has no further information about the sewage issue on Audlem Road. However, it was noted that there has been a lot of activity at the pumping station recently.

24159 Shropshire Council Representative Report: for Cllr R. Aldcroft to provide reports/updates on any relevant matters.

No report received due to impending election and Shropshire Council being in purdah.

24160 CIL Funding Request for St Leonard's Play Area to be Finalised:

Cllr R. Goodman reminded Councillors that earlier in 2025, Councillors agreed to replace the fencing around St. Leonards play area and rearrange the footpath/gate to be in line with the OS maps. Councillors have agreed on the supplier and the price so Cllr R. Goodman has confirmed the work will start after the Easter holidays.

There was a discussion about whether the gym equipment needed to be fenced off separately as suggested in the RoSPA report however it has now been decided that no additional fencing is required for this.

24161 Planning:

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

- i) Reference: 25/00949/FUL (Validated 19/03/2025)
Address: 23 Phoenix Rise, Pipe Gate, Market Drayton, Shropshire TR9 4HQ
Proposal: Garage conversion, new bay window, canopy over front door and new windows to side elevation.

Comments were submitted as – *“Woore Parish Council supports this application.”*

- ii) Reference: 25/01046/FUL (Validated 25/03/2025)
Address: 30 Grove Crescent, Woore, Crewe, Shropshire, CW3 9SX
Proposal: Erection of two storey and single storey extensions and external alternations.

Comments were submitted as – *“Woore Parish Council supports this application, subject to Consultees advising if an Ecology Survey or recommendations is required due to the proposed developments close proximity to a Balancing Pond and a further pond in the wildlife corridor.”*

- iii) Reference: 25/01095/FUL (Validated 20/03/2025)
Address: The Orchard, Northlands, Woore, Crewe, Shropshire, CW3 9SH
Proposal: Erection of a single storey annex extension.

Comments were submitted as – *“Woore Parish Council supports this application subject to any additional ecologist reports on the bats and newt populations and protection.”*

b) Appoint Lead Councillors for Application below:

- i) Reference: 25/00963/FUL (Validated 07/04/2025)
Address: Proposed Dwelling Northwest of Brookside Farm, Dorrington Lane, Woore, Shropshire
Proposal: Erection of three-bedroom affordable house

Cllr J. Higgin agreed to be the lead councillor on this application with comments to be submitted on behalf of Woore Parish Council.

c) Applications Submitted Via Delegated Powers

- i) Reference: 25/00752/FUL (Validated 06/03/2025)
Address: Sandyford Farm, Audlem Road, Woore, Crewe, Shropshire
Proposal: Erection of an agricultural roundhouse livestock building *Comments were submitted as – “Woore Parish Council SUPPORTS this Planning Application.”*

d) To acknowledge all planning decisions made between 10th March and 13th April 2025

- i) Reference: 24/04629/FUL (validated 06/12/2024)
Address: Proposed Dwelling adjacent to The Gables to the South of Candle Lane, Woore, Shropshire
Proposal: Erection of detached self-build dwelling and garage
Decision: Permission Granted
- ii) Reference: 25/00381/FUL (Validated 07/02/2025)
Address: Weston House, Audlem Road, Woore, Crewe, Shropshire.
Proposal: Retrospective application for the construction of domestic tennis court and greenhouse. Decision: Permission Granted.
- iii) Reference: 25/00570/AGR
Address: Land to the North of Moss Cottage, Gravenhunger, Woore, Crewe, Shropshire
Proposal: General purpose agricultural storage building
Decision: Permission Granted

The Chair added that he has had a remote meeting recently with the planning officer at Shropshire Council. The report provided is as follows -

“22/03559/FUL -Land West of London Road

Phase 1 – Section 278 Works includes New Footpath, Pavement Crossing (4no), so this requires construction of the full footpath as well as the 4no exits onto the highway prior any occupation of Plot 8 (The Bungalow). The Developer is aware of this requirement. Next steps will be for SC Street Works Team to work out with the developer the process to adopt for the highway entrances onto the B5026 and what, if any, road closures will be required. The Street Works Team usually contact the Parish Council to discuss proposals and timings especially as they are aware of previous issues regarding the A51 & B5026. You will recall in mid-2024 the request for a 3-week total closure, which was deferred due to the discussions with the Parish Council and more information required from the Developer. There are other requirements under Phase 1 to be carried out prior any occupation of the Bungalow. Under Phase 1 there is also a requirement to include road signage and the Condition of the reduced speed limit, The Planning Officer following the meeting was going to contact SC Highways as this comes under their jurisdiction, hopefully we should hear by the end of this week. The developer has signed the legal bond for this but are still awaiting a licence to be issued. I yet again explained the sense in one speed limit of 30mph from Knighton through to the A51 junction, rather than the 40mph which is currently only for the extent of the development to the A51 junction. Highways Dept will be advised of the Parish Council’s request and a requirement for this change in speed limit to go out to Public Consultation, so this should clarify the position on this also.

The proposed occupier of the Bungalow is fully aware of the Conditions prior to occupation and the Agent advises they wish to ensure they comply with the requirements.

It was confirmed that additional required documents provided now comply with the CIL requirements, so it is a SelfBuild and not subject to any payment, subject to the occupier residing for a minimum of 3 years in the property.

Phase 2- The Construction Phasing Plan quotes commencement date January/February 2025 with 18-months for completion making it June/July 2026. This phase is for the balance of the properties (9 in total). It was explained that providing the full development is started prior the expiry date from the development been granted, there is no regulations/requirements of any completion dates and what is in the Phase Plan is only indications.

The current rights of way access on the shared drive to Eardley's Court which is directly behind Plot 10 is not an issue for planning. The layout plan clearly shows this access is to be closed off and hedging/fencing to be installed in the Landscaping Plan. If any issues are experienced on misuse of the current rights of way arrangement this should be resolved locally or if no solution through Legal/Solicitors.

Developments at Station Yard -Pipe Gate

Planning Application 21/02241/FUL -Erection of 4no Detached Dwellings (Woodcock Developments)- this has now commenced, which includes roadway system drainage etc. and access to the A51 Highway. A number of revisions to the original submission have been received by Planning and refused due to them re-applying for roof designs that were refused on a previous application, some minor amendments granted (roof light windows). CIL payment has been requested now that work as commenced.

Planning Application 21/05785/OUT -Development of 10 Self- Build Housing Plots (Woodcock Developments) Outline was Granted but SC Planning now awaiting FUL/REM Application to be received.

Planning Application 18/05865/FUL- Erection of Replacement Garage (JRT Developments) the above developments could not take place without removal of the existing garage/buildings and a partial built new garage commenced several years ago. JRT Developments since went into liquidation, hence the partial built garage. This application for the replacement garage was also included in a previous application going back to 2015 and a number of conditions applied. Last week work commenced on the new garage and has been monitored by SC for full compliance with the application and they are aware of the "change" in applicant's name.

Other Matters.

SC Planning are receiving increased volumes of Pre-Planning/Speculative Enquires for new developments in Shropshire due to there being no agreed SC Local Plan/SAM Dev Plan, there are none so far for Woore Parish, The Chair requested if any received could WPC be advised.

The existing Neighbourhood Plan will still be taken into consideration alongside NPPF new Regulations. The Woore Neighbourhood Plan is to be updated to consider new legislations.

It was acknowledged the Parish "sensitive land" between Woore & Ireland's Cross and confirmed that no PrePlanning Application was submitted to the enquiry the PC had been presented with at a recent meeting.

Not only Woore but several Parishes are reporting infrastructure issues with flooding and sewage and the planners can only work to the Consultees advice. The Chair recommends we highlight this in any submissions on major developments. SC Planning are recommending for any developer to consider other options rather than connect to external systems in the highways."

24162 Cooper Arms Intended Sale to be Discussed:

The Chair informed Councillors that unfortunately the Parish Council's bid to have Shropshire Council buy the Coopers Arms and convert the premises into six affordable houses while maintaining the car park for residents use has been unsuccessful.

The response from Shropshire Council stated *"it has considered the proposal to purchase the Coopers Arms pub using CIL Local funds would not meet the national legal requirements for the use of CIL.*

The CIL 'Local', which is the responsibility of Shropshire Council to administer and allocate to infrastructure priorities, must be used to support the delivery of infrastructure to support the needs resulting from new development. This will generally include items relating to needs such as education, highways, health and leisure.

Whist the use of CIL to enable additional car parking provision could be defined as infrastructure, the purchase of a public house is not. It should also be pointed out the delivery of affordable housing is expressly excluded from the term 'infrastructure' in the regulations.

Therefore, Shropshire Council will not be able to positively consider any expression of interest for the purchase of the Coopers Arms pub using its CIL Local funds."

This is particularly disappointing because the representatives that visited the site along with the Chair and Cllr A. Gath were very encouraged by the idea. The Chair also believes that similar projects have been completed elsewhere.

Councillors wondered if the proposal for the affordable houses had been misunderstood and wondered if a follow up meeting with Helen Morgan or Shropshire Council representatives would be beneficial. The Chair will try to organise a meeting with Helen Morgan and the Place Plan Officer, Lucy Roberts, to raise the Parish Councils concerns about the lack of a village carpark.

24163: CPRE Latest Update and PC's Actions/Response:

The Chair read out the latest update received from the 'Campaign to Protect Rural England'.

"In early March, the Planning and Infrastructure Bill was introduced in the House of Commons. This Bill is important. It affects the future of the system we use to decide where to build new homes and infrastructure. While we're increasingly concerned about its impact on local democracy, we're doing everything we can to make sure the impact will be positive for the countryside.

The government wants the Bill to speed up the planning system, supporting their key goals of growth, clean energy, and accelerated housebuilding which will enable them to deliver 1.5 million homes by 2030. To achieve this, the bill set out a range of new measures, including changes to planning committees and reforms to key planning processes.

Without changes being made, it could significantly reduce community involvement in planning decisions and weaken the ability for local people to have a say in challenging harmful developments. We're working hard to ensure that local voices remain at the heart of the planning system.

We've teamed up with other organisations to create the Better Planning Coalition (BPC). Collectively, we want to see protections put in place to make sure communities are heard, and local democracy is supported:

- *Local planning committees should retain control over key applications to uphold democracy, protect community voices, and hold developers accountable.*
 - *Parliamentary scrutiny of the policies affecting big infrastructure development (National Policy Statements) is essential for accountability. We successfully campaigned for this in 2008 and must defend it now.*
 - *Public participation in policies affecting local land use and development (Spatial Development Strategies) must be enabled to ensure communities have a say in shaping their local areas.*
- We are lobbying the government to push for key changes that will protect our countryside and communities.*

We're asking the government to:

- *Redefine 'affordable housing' to link it to local incomes, making homes more accessible for rural and local communities.*
- *Increase incentives for brownfield development to ensure these sites are used before green spaces are lost.*
- *Prioritise rooftop solar in the energy conversation.*
- *Strengthen policies that link local plans to the upcoming Land Use Framework.*

We're informing MPs from all parties about the possible impacts the Bill might have on their communities and seeking support for change. We're also working with Better Planning Coalition (BPC) members to show how much alignment there is for the common-sense changes we're seeking, and working to identify Peers who can champion these changes in the House of Lords."

All Councillors are in agreement that we must fight to protect our green spaces and the Chair is willing to write to Helen Morgan to gather more support of this once the election is completed, especially as it ties in with the Parish request to build affordable homes on the Cooper Arms brownfield site.

24164: Summer Planting 2025/26 to be Discussed and Expenditure Agreed:

Cllr J. Higgin informed Councillors that quotes have been received for the repotting of the parish plant pots and troughs and it remains the same as last year. Councillors agreed the quality of last years bulbs were great so are happy to continue with the same.

The Chair asked if all the volunteer waterers had been agreed upon and Cllr J. Higgin confirmed the Parish was almost fully covered.

The Chair then asked about the Manor Bed. Cllr J. Higgin stated that the best course of action for this piece of land would be just to weed it and keep on top of things as its too shaded by the large trees and contains too many large roots to plant anything.

24165 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

Cllr R. Goodman shared that the Woore Victory Hall AGM is being held on 19th May at 7.00PM. The Chair noted that this is the same day for the Parish Council's May meeting however the Parish Council's meeting starts at 8PM. The Chair could not attend the last Chairman's meeting and the next one is being held in June 2025 and he will be attending.

There have been no new tree and footpath issues reported.

Cllr R. Goodman is still making progress with her footpath project and residents have been out testing the routes now the weather is getting nicer. Some small issues/blockages have been reported so Cllr R. Goodman will be looking into how to fix these issues or who to contact to fix them on our behalf over the spring.

There were no Woore Parish Council representatives at the latest SALC meeting however the minutes have been forwarded to all Councillors.

Cllr C. Hamilton provided the following data collected by the speed monitoring devices -

MVAS Report					
	April-June 2024	July-Sept 2024	Oct-Dec 2024	Jan-Mar 2025	
<u>Prior Gardens A51</u>					
Total Vehicles	17592	19328	12079	9111	
Ave Speed	38.7mph	39.3mph	38.3mph	38.3mph	
Highest Speed	66.6mph	68.0mph	65.6mph	58.4mph	
Total Over Speed Limit	47.70%	52.30%	43.50%	43.40%	
<u>Newcastle Road A525</u>					
Total Vehicles	6472	6320	5379	6062	
Ave Speed	34.2mph	34.1mph	34.6mph	35.0mph	
Highest Speed	67.7mph	63.0mph	57.9mph	57.7mph	
Total Over Speed Limit	80.30%	78.20%	83.80%	85.00%	

The key points to note for quarter ended March 2025 are -

Priory Gardens:

- Number of vehicles recorded is down.
- Highest Speed is down.
- Total over Speed Limit is down.

Newcastle Road A525:

- Ave Speed is slightly up.
- Highest Speed is lowest for 4 Qtrs.
- Total Over Speed Limit is Highest for 4 Qtrs.

Both Cllr C. Hamilton, the Chair and the community speed watch volunteers look forward to seeing if the newly installed MVAS east bound on the A525 will show if it has reduced speeding between its first and second quarter in operation.

The Chair has chased again for an update regarding the Neighbourhood Plan.

Cllr R. Goodman added that the Parish Council Church magazine information is due to be submitted before the end of April and asked if anyone wanted anything including. Cllr J. Higgin asked about including a request for a lengthsman and for some more volunteer waterers.

24166: 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
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14.04.2025	Chelsea Burnard	Clerk Salary (March month): Gross Pay - Income Tax deduction - Expenses - Milk Total -	PAID 002013	£543.84 - £108.60 £1.20 <u>£436.44</u>	- - £0.00	LGA 1972 s. 112 (2) LGA 1972 s. 112 (2) LG(FP)A 1963 s.5
26.03.2025	Woore Produce Show	Grant Application for 2025 Show	PAID 002016	£300.00	£0.00	LGA 1972 s. 137
10.03.2025	S. Edwards	Chapel Painting (CIL FUND)	PAID 002015	£2,891.62	£0.00	LGA 1972 s. 137
14.04.2025	Cllr R. Goodman	OS Custom Made Small Folded Map	PAID 002017	£31.96	£0.00	HA1980 s.96

It was unanimously **resolved** to approve the payments for April 2025.

b) Bank Reconciliation:

For the Council to receive end of month bank reconciliation for March 2025.

Closing Bank Balance at 31st March 2025			
Current Account	100.00		
Business Reserve Account	185,974.19	186,074.19	
Less unpresented Cheques			
Cheque 001959		(200.00)	
Cheque 002008		(120.00)	
			185,754.19
Split as follows			
Closing Balances			
CIL Neighbourhood Fund	111,807.35		
General Fund	73,946.84	185,754.19	-

24167 Clerk's Report and Correspondence:

To receive a summary of Reports and Correspondence for the period from 10th March to 14th April 2025.

The Clerk added that the scrutineering for the last three months of the financial year 2025 needs to be completed and proposed that Cllr C. Hamilton and Cllr J. Higgin arrive for the May meeting at 7.30PM to complete this to save hiring out the Village Hall for an additional day. This was agreed upon and she will liaise with them both nearer the time.

The internal audit has started and the documents for the external audit have been received. This deadline for the external audit is 31st July 2025.

The Chair reminded councillors that the Parish Council need to hold an Annual Parish Meeting before the end of June 2025.

The Chair added that he had received a letter of thanks from Woore Bowling Club for the grant money for the new shelter.

The meeting closed at 9.30pm.

DATE OF NEXT PARISH COUNCIL MEETING
Annual Parish Council Meeting 19th May 2025, 8.00PM

Signed.....(Chair)