



Minutes of Woore Parish Council Meeting

Monday 13th July 2026, 7.30pm, The Victory Hall, Woore

PRESENT:

Cllr R. Goodman (Chair), Cllr M. Austin, Cllr J. Higgin, Cllr A. Gath, Cllr M. Carter, Cllr A. Morrall, Cllr S. Conner and Cllr J. McDouall

IN ATTENDANCE:

Ms C. Burnard (Clerk to the Council)

PUBLIC:

There were one member of the public present.

26031 Welcome / Present, Apologies and/or absent

Apologies were received from Cllr C. Hamilton due to illness and Cllr Tom Dainty due to holidays. Cllr H. Sweeney due to domestic matters. It was unanimously **resolved** to accept the apologies.

26032 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).

None were formally received.

26033 Open Forum: to last no longer than 15 minutes.

Cllr A. Morrall asked about the pothole repairs recently carried out in the parish. The Chair replied that this would be covered in Cllr Tom Dainty's report.

A resident asked if there were any updates on the sale of the Coopers Arms. The Chair replied that there are still no updates. The sale is progressing but is no further forward. The Chair confirmed that no preplanning applications or change of use applications have been received on the property.

Cllr S. Connor asked if there was an update on the footpath connecting Nantwich Road to Audlem Road by the Swan. The Chair has not chased recently but will phone them and asked for an update.

Cllr J. Higgin asked if anyone sees any village planters that need some extra watering to please let the community waterers know so they can help them in time. She then thanked all her volunteer waterers.

Cllr M. Austin raised an issue with a blocked brook but was unsure if the blockage was in Knighton or Woore. The Chair will investigate and report back.

The Chair has received an email today from Shropshire Local Transport Plan Workshop inviting Councillors to a consultation to better understand local transport challenges and opportunities. The Chair, Cllr A. Morrall, Cllr M. Carter, Cllr J. Higgin, Cllr J. McDouall and Cllr S. Connor all expressed an interest in attending.

26034 Approval of the Minutes of the meetings held on 8th June 2026 (Local Government Act 1972, s12p41(1))

Cllr A. Gath pointed out a minor grammatical error on the word trolley's in item 26023.

He also pointed out the misspelling of Trevor Parkin in 26025.

It was unanimously **resolved** to approve the amended minutes for the meeting.



26035 Matters arising: to cover any matters arising from Minutes referred to in 26034.

All the Councillors enlisted on the planning training course have now completed the course and were happy with the information learned.

The Chair reported that the internet banking was still on going.

26036 Shropshire Council Representative Report: for Cllr T. Dainty to provide reports/updates on any relevant matters.

Cllr Tom Dainty provided the following report -

1. The planning appeal for the land south of Audlem Road. I consulted with a planning expert and together we went through the officers report following the rejection - it was said that the officers report was competent and based in reality, which is a good thing for the Parish. In the conversations with the planner - he stated that as the local member points 2&3 on the rejection report were the appropriate parts for myself as the local member to focus upon. I will be following closely and attending any appropriate meetings to make sure we know what's going on. My comments uploaded to the planning portal are as follows.

"As the local councillor for Market Drayton East & Rural, I strongly support Shropshire Council's decision to refuse this planning application (25/03245/OUT) and urge the Inspector to dismiss the appeal (26/03487/REF - 6005593).

While the planning balance and the Council's lack of a five-year housing land supply will inevitably form part of your consideration, this proposal must also be judged against its impact on Woore itself. In my view, the scale and location of this development would cause lasting harm that significantly and demonstrably outweighs any benefits.

The proposed development is located in the open countryside rather than within the existing the village. The appeal site does not represent a natural or proportionate extension to Woore. Instead, it would result in a substantial encroachment into the countryside and fundamentally alter the relationship between the village and its rural surroundings.

A key concern is the sheer scale of the proposal. Sixty-five dwellings represent a significant expansion of Woore that goes far beyond the incremental growth expected of a rural village. Sustainable rural communities evolve through gradual, proportionate development that reflects local need and respects their character.

This proposal is not driven by the needs of Woore; rather, it would impose a level of growth that is disproportionate to the size of the village and would permanently change its character.

The impact on the approach to the village along the A525 (Audlem Road) would be particularly harmful. This route currently provides an open rural vista with long-distance views to the South West that contribute significantly to the character and identity of Woore. Pedestrians using the footway also benefit from these open views across the countryside. Replacing this open landscape with a large housing estate would urbanise the entrance to the village, enclosing the road and resulting in the permanent loss of an important rural setting that cannot be recreated.

The proposal would also result in the loss of a substantial area of Grade 3 agricultural land. At a time when food security and the protection of productive farmland are matters of increasing national importance, the unnecessary loss of good-quality agricultural land should carry significant weight against the proposal. Once this land is developed, it is lost permanently.

The development would place additional pressure on local infrastructure, particularly Woore Primary School. The school is already forecast to be oversubscribed for the next five years. There is no realistic prospect that additional capacity will be available by the time these homes are occupied. Consequently, the development would place an unnecessary burden on the school, its staff and existing pupils, to the detriment of both current and future residents, and potentially forcing children in the village to have to travel to other schools some distance away, rather than attend their local school.



The local highway network also raises concerns. The junction of Nantwich Road and Audlem Road already requires improvement, and while improvements have been identified, there is currently no confirmed funding to deliver them. It would therefore be inappropriate to approve a development that would increase traffic movements and place further pressure on a junction that is already recognised as needing intervention.

Accessibility is another significant issue. Woore has no public transport provision, of any description, meaning future residents would be heavily reliant on private cars for almost all daily journeys. This proposal would inevitably increase vehicle movements on roads already used extensively by agricultural traffic, adding to congestion and reducing the sustainability credentials of the development.

For all of these reasons, I believe the appeal should be dismissed. The proposal would introduce a scale of development that is out of keeping with Woore, erode the village's rural character, result in the irreversible loss of valuable agricultural land, place undue pressure on local infrastructure and increase reliance on private vehicles. These harms are substantial and, in my view, clearly outweigh the benefits put forward by the appellant.

Should the Inspector nevertheless be minded to allow the appeal, it is essential that robust conditions are imposed requiring extensive and high-quality landscaping around the site. Any approved scheme should incorporate substantial structural planting using native species, generous landscape buffers and measures that soften the visual impact of the development from Audlem Road and the surrounding countryside. This would not remove the harm, but it would help reduce its long-term impact on the character and appearance of Woore. Enforceable conditions would also be needed to prevent additional surface water flooding on the A525, and to control the times of construction and vehicle movements associated with site, to try to limit the significant impact on Woore residents if the site is being developed."

2. Meeting with highways - I met with Simon D'Vali to discuss traffic issues within Woore. Simon has taken over the 20mph outside of school zones initiative and is making fast progress to ensure that they are put in place asap. He could see the need for the 20mph limit asap due to heavy agricultural and HGV traffic and finally got proper context regarding HS2 and the serious upheaval that it caused for the village. I will continue to have Woore pushed to the top of the list. Regarding Woore crossroads opposite the Coopers, Simon suggested a cheap but effective measure of curb shaving and reallocation of certain obstacles to improve the view of motorists and make some corners less sharp - thereby improving safety. A larger scheme would cost money that the council does not have, but Simon seemed sure that the scheme he has proposed would have a measurable impact on safety. Also regarding the 40mph stretch up from the Chetwode, through Irelands Cross and Pipe Gate - there are certainly claims to make for making it a 30mph instead of a 40mph - which is something many residents have requested me for. Currently there are no funds allocated for these schemes but Simon is confident we can find the money soon - I will continue working with him and pushing until we start seeing real improvement.

3.Regarding possible bus expansion routes - I have spoken multiple times with Rich Davies, Shropshire's lead on buses. He is keen to have a route servicing Woore - the village is in the top 4 places in Shropshire where a bus service is an active goal, give the isolation of the village and tricky positioning on the border of three counties. One key issue is that Shropshire Council currently has no data regarding the desired destination of residents within the village. I will be setting up a survey to try and ascertain where residents would prefer and this hopefully make the teams job easier.

26037 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

Cllr A. Gath has recently attended the Stoke on Tern devolved services meeting with little progress reported. Cllr J. McDouall reported on the community speed watch and recorded 418 cars within an hour of which 11 were speeding however the team were visible and cars were warning each other.



Cllr M. Austin informed Councillors that the trees planted in the land at Newcastle Road were looking healthy. The Chair agreed to ask T Seabridge to trim the entrance and hardstanding area. The next Northern SALC meeting is in September and Cllr. M Carter will attend.

26038 Planning:

- a) to agree on the comments for the following planning applications.
None received
- b) to discuss appeal comments as circulated to Councillors prior to meeting:
 - i) Reference: 26/03487/REF
Address: Land South of Audlem Road, Woore
Proposal: Outline Application for 65No. dwellings to include means of access

Woore Parish Council have submitted appeal comments as follows -

Response to Planning Appeal 26/03487/REF from Woore Parish Council Woore Parish Council maintains its position on 26/03487/REF (Land South of Audlem Road, Woore) and would like to state that all the comments and evidence provided on 14th October to Shropshire Council still stand, this is copied below for ease, and we also understand you will have received this separately from Shropshire Council as part of the appeal pack.

In terms of this appeal, we would like to point out the key points for rejecting the case:

1. Woore has an established Neighbourhood Plan (NHP) which has been respected by Shropshire Council and has served the community well, particularly in the absence of a Shropshire Local Plan. A copy of the Neighbourhood plan can be found at <https://wooreparishcouncil.gov.uk/neighbourhood-plan/> we would hope the Planning Inspectorate takes the time to read our NHP, the associated documents and the views of the residents of the Parish which were reaffirmed at our July 2025 Parish Council Meeting.
2. The housing development is in contradiction to both Housing policies in the NHP; HOU1 – Scale and location - developments have been permitted but the size of this development more than exceeds the entire quantum of housing the NHP envisaged from 2016 – 2036 (6.8), we feel this development will urbanise the village at the detriment to the open countryside objective that the NHP seeks to maintain. HOU2 – This development will very much adversely affect the local landscape character and visual amenity, eroding the rural character of Woore.
3. Transport infrastructure in Woore is poor, we are reliant on our cars for everything, it is unsafe to walk or cycle outside (and in some cases inside) the Parish boundary and there are no local bus services, which can be evidenced through the Shropshire, Staffordshire and Cheshire East local authority transport plans. The proposed development is factually incorrect in its statements about transport services and the ability to be mobile within or outside the Parish without a car. In conclusion, considering the points above and the more detailed objection provided in October 2025, the only conclusion based on the facts of the proposed development, would be to reject the appeal and find in favour of Shropshire Council's refusal as the adverse impacts of such a development far outweigh any perceived benefits of new housing in Woore Parish.

To view Woore Parish Council's objection submitted on the original planning application please view our October 2025 minutes.

- c) Decisions: to acknowledge all planning decisions made between 13th May to 8th June 2026.
 - i) Reference: 26/01639/FUL
Address: Proposed Agricultural Storage Building Nantwich Road Woore Shropshire
Proposal: Erection of agricultural storage building and alterations to access
Decision - Refused

The Chair will contact the Planning enforcement team as the access has already been altered.



26039 Woore Victory Hall CIL Funding (2 requests)

1. Roof repair due to leaks primarily on the flat roof. A CIL funding form was completed detailing the 3 quotes. Total cost for the above work to be carried out; £10,000.00

An annual maintenance check is recommended to ensure the integrity of the roof

It was unanimously agreed to approve the CIL request for £10,000 and requested the Hall undertake the annual maintenance check.

2. Improvements to servery area to meet health and safety requirements, extend electric points and improve hirer experience. The total price for this work is £2,577.46. The Woore Victory Hall are requesting £2,000 (78% of the cost). It was unanimously agreed to approve the request for £2,000.

26040 Finance

- i) 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
13.07.2026	Chelsea Burnard	Clerk Salary (June) - Gross Pay Income Tax deduction Expenses - Milk Biscuits <u>Total</u>		£631.20 -£126.20 £1.20 £2.25 £508.45	- - -	LGA 1972 s. 112 (2) LGA 1972 s. 112 (2) LGA 1980 s. 96 LGA 1980 s. 96
13.07.2026	SALC	Planning Training x3		£330.00	£0.00	LGA 1980 s. 96
13.07.2026	Tony Seabridge	Grass Cutting May/June 26		£700.00	£140.00	LGA 1972 s. 111
13.07.2026	Woore Victory Hall	Room Hire 2026 Q2		£144.00	£0.00	HA 1972 s.96
13.07.2026	Westholme Nurseries	Summer Planting		£900.00	£180.00	HA 1980 s.96(s)

There is an additional invoice from Gary Cooper (Lengthsman) for £160.00 which was approved to be paid this month due to the summer break.

It was unanimously agreed to approve all the payments above.

- ii) Councillors to receive bank reconciliation for August 2026



Closing Bank Balance at 31st August 2026				
Current Account	100.00			
Business Reserve Account	211,517.63	211,617.63		
Less unrepresented Cheques				
		211,617.63		
Split as follows				
Closing Balances				
CIL Neighbourhood Fund	114,845.52			
General Fund	96,772.11	211,617.63		-

26041 Clerk's Report and Correspondence

To receive a summary of Reports and Correspondence for the period from 9th June to 13th July 2026.

The Clerk announced she would be leaving her post as Clerk of Woore Parish Council in September 2026.

The role will be advertised, and a new clerk should be appointed in September.

The Clerk has received an email from a gentleman has an old metal road sign pointing to "Woore" and has offered to donate it to the Parish Council. All agreed. The clerk will organise collection.

The provisional August meeting was agreed to not be required, therefore the next Parish Council meeting will be on 14th September 2026.

The meeting closed at 9.30pm.

DATE OF NEXT PARISH COUNCIL MEETING(S)
14th September 2026