Minutes of Woore Parish Council Meeting

Monday 9th November 2026, 7.30pm, The Victory Hall, Woore

PRESENT:
Cllr R. Goodman (Chair), Cllr M. Austin, Cllr A. Gath, Cllr A. Morrall, Cllr M. Carter, Cllr C. Hamilton and Cllr J. McDouall.

IN ATTENDANCE:
Cllr T. Dainty (Shropshire Council), Mrs H. Jackson (Clerk to the Council)

PUBLIC:
There were 7 members of the public present.

26070 Welcome / Present, Apologies and/or absent
Apologies were received from Cllr H. Sweeney and Cllr J. Higgin due to illness, and Cllr. S. Connor due to a prior engagement. It was unanimously **resolved** to accept the apologies.

26071 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).

26072 Open Forum: to last no longer than 15 minutes.

- A resident raised a query relating to the Parish Councils objection to planning 26/03580/FUL which was submitted to the Shropshire Council planning portal via delegated powers, prior to the meeting. The Chair noted that this item would be discussed later in the meeting agenda. Councillors noted lack of information and over development as primary concerns, to which the resident offered to provide further information. The Chair and Cllr Carter agreed to meet with the resident post meeting.
- In relation to Cllr Dainty's work on the bus service proposal, a resident noted that there is a bus service currently serving Whitmore Parish that could be extended to cover Woore, specifically noting that Cllr Dainty should reach out to Whitmore Parish Council to ask for further information.
- A resident noted the poor highways repairs on Audelm Road, with many of them already showing signs of deterioration after a matter of weeks.
- A resident raised the alarming depth of the leaves on the pavements on Newcastle Road, stating that they are a slip risk to walkers. The Chair agreed to liaise with the Lengthsman to see if it is feasible to remove these safely. The Chair requested that Cllr Dainty investigate if it is feasible to request road/pavement sweep services from Shropshire Council, noting that this is no longer a free service.
- In relation to the Planning Appeal for application 26/03487/REF (Planning reference: 25/03245/OUT: Address: Land South Audlem Road, Woore, Shropshire), a resident questioned Councillors on what faith they had in Shropshire Council's ability to defend their own position in relation to future applications, as well as that of the Parish Council and it's Parishioners, given their failure at the appeal. Discussion took place and Councillors were unanimous in their disappointment in the granting of the application and the lack of response to the Paish Council's open letter requesting an explanation from Shropshire Council as to their poor preparation and performance at the appeal. The Chair noted that there is no way of appeal to this decision, but the matter would be raised in item 26074 for Councillors to raise any further points for consideration.

26073 Approval of the Minutes of the meetings held on 12th October 2026 (Local Government Act 1972, s12p41(1))

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

26074 Matters arising: to cover any matters arising from Minutes referred to in 26073.

The Chair provided the following update on items actioned since the October meeting;

- Pipe Gate area issues raised in October meeting have been addressed, including time spent by the Lengthsman to scrape the soil from the pavements and to tidy. Dog poo bins also emptied and

the Groundsman approached about additional mowing requirements, which will require consideration in the FY27-28 budget.

- Coopers Arms - reported to the Chair that the site is back on the market and there are other prospective buyers / viewings arranged. The Chair has contacted Cllr Dainty to see if there is support from Shropshire Council for the original proposal to enable the Parish Council to purchase the Car Park area (not the building). Councillors supported this, noting that the car park is essential to the village and to lose it will create significant difficulties for the Church and local businesses that rely on it as the only parking in the village. Cllr Dainty noted his effort to engage with several housing developers as an attempt to secure a housing partner with a need for the building and/or a target for affordable housing. It was noted that purchasing the land without a pre-determined need for the building and a housing need survey would be difficult. Cllr Dainty noted that Helen Morgan MP supports the car park being protected for the Parish.
- Woore Manor House - there is no change in the situation, HS2 do not currently own the property.
- All other matters either ongoing with no further update or will be covered in a later agenda item.

26075 Shropshire Council Representative Report: for Cllr T. Dainty to provide reports/updates on any relevant matters.

Cllr Tom Dainty provided the following report;

- Thanks to Cllr McDouall for her attendance at the Local Transport Consultation Meeting on 9th November, noting her significant contribution to the conversation.
- All bus surveys have now been returned by Nottingham Royal Mail sorting office; results to be shared with the Clerk and Councillors in due course. The Parish was well presented with 50+ respondents, all in support of a bus service.
- Works now complete on streetlights on Ash Mount (responsibility of Persimmon Homes).
- Shropshire Council reached out to arrange a meeting with Cllr Dainty and Woore Parish Council to discuss the 20mph zone outside the school. Cllr Dainty to liaise with the Clerk to arrange.
- Shropshire Council's financial reporting has been deemed significantly inadequate by Grant Thornton, which has issued nine recommendations for improvement, including two priority recommendations and seven advisory recommendations to address the identified shortcomings. Councillors queried the timeline for these recommendations. Cllr Dainty agreed to provide further information via the Clerk.

26076 Committee and Representatives Reports: for Councillors/representatives to provide reports/updates on any relevant matters.

- Cllr Morrall, Cllr Gath and Cllr Austin recorded nothing to report.
- Cllr McDouall noted the MVAS data had been circulated prior to the meeting. Temporary lights on London Road had impacted speeding slightly, noting a reduction on those dates. Discussion around the potential repositioning of the MVAS at Ireland's Cross took place and it was determined that SWARCO had pre-approved locations for the MVAS, but it was preferred that it stayed in place for at least the full 12 months since it's purchase before it is repositioned.
- Cllr Goodman reported that Victory Hall bookings remain healthy, with the Community Café taking place on 20th November with guests including Community Resource team, who can discuss grants for heating oil. The WI Christmas Fair is 21st November.
- Cllr Goodman noted the next SALC Chairman's meeting will take place 25th November.
- Cllr Hamilton noted no news from Market Drayton team in relation to the outstanding query over the positioning of the Community Speedwatch Team on Newcastle Road.
- Cllr Carter noted SEA report submitted on behalf of Parish Council.
- Cllr Goodman noted Transport plan deadline 16th November and encouraged Councillors to complete the online form if they have not done so already.

26077 Planning:

a) Applications: to adopt comments in response to the following applications, as circulated to Councillors prior to meeting;

i) Reference: **26/03730/VAR**
Address: Cedars, 21 Pipe Gate, Market Drayton, Shropshire, TF9 4HX.
Proposal: Variation of condition 2 attached to permission 25/03585/FUL Date of Decision 17/11/2025

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It was unanimously **resolved** to accept the comments made via delegated powers, prior to the meeting, as follows.

Woore parish council SUPPORTS this variation in line with our support of the initial application 25/03585/FUL.
- 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: **26/03580/FUL**
Address: Cherry Tree Farm, Cherry Tree Lane, Woore, Crewe, Shropshire.
Proposal: Proposed conversion and alteration of two existing agricultural style buildings with two storey infill to provide private vehicle storage and ancillary staff accommodation at first floor.

It was unanimously **resolved** to accept the comments made via delegated powers, prior to the meeting, as follows.

Woore Parish Council OBJECTS to this proposal.
The proposal is outside the development boundary for the Parish of Woore in the Woore Parish Neighbourhood Plan.

The Parish Council note this application is similar to the purpose of the original proposals for 25/01892/FUL, which was subsequently amended for storage only, and approved in March 2026 with a lifetime restriction (condition 11) imposed on the approved application as follows:

11. The outbuildings hereby approved shall be used solely for private storage purposes ancillary to the landholding shown on Location Plan drawing ref. 198-1724-01 (received 21/10/2025). The buildings shall not be used for any commercial purposes and shall not be sold, let, leased or otherwise disposed of separately from the landholding known as Cherry Tree Farm, Woore, CW3 9SR. Reason: To protect highway safety and safeguard the amenities of the area.

The applicant states they have 2 staff and are not looking to increase this, so it is unclear why 4 bedrooms are required. This appears to replicate very similar the sizing of requests for 4-bedroom ancillary accommodation above substantial garaging, on subsequent adjustment became simply storage in application 25/01892/FUL. It would appear that the applicant has submitted application 26/03580/FUL proposing to alter existing buildings and construct an infill building between the two to create significant garaging and a dwelling above the garaging, because of the changes to the 2025 application which now include condition 11 (above).

Should Shropshire Council consider the application should be granted, the Parish Council requests that very clear restrictions in perpetuity are placed on the application preventing further development or over development of this location/site and ensures that no commercial business is carried out and that the accommodation remains ancillary to the main dwelling and cannot be used for commercial purposes.

**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.*

iii) Reference: **26/03808/OUT**
Address: Land Adjacent to Brooklands, Pipe Gate, Market Drayton, Shropshire
Proposal: Outline application for the erection of two dwellings and new vehicular access.

It was unanimously **resolved** to accept the comments made via delegated powers, prior to the meeting, as follows.

Woore Parish Council OBJECTS to this proposal.

(Note:** Due to the length of comments, please refer to https://pa.shropshire.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=TMLU9DTDLSP00*

iv) Reference: **26/03978/FUL**

Address: Hollyhurst Farm, Holders Lane, Onneley, Woore, Crewe.
Proposal: Construction of horse-riding arena and associated works to include change of use of land.

It was unanimously **resolved** to accept the comments made via delegated powers, prior to the meeting, as follows.

Woore Parish Council SUPPORTS this proposal.
Should the proposal be approved, Woore Parish Council would encourage the inclusion of a planning condition that restricted the use of the arena solely for personal use as included in the planning statement.
**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.*

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b) Decisions: to acknowledge all planning decisions made between 12th October and 8th November 2026.

i) Appeal Ref: 6005593: Land South of Audlem Road, Woore, Shropshire CW3 9TF
- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
- The appeal is made by Muller Property Group against the decision of Shropshire Council.
- The application Ref is 25/03245/OUT.
- The development proposed is described as 'outline application for 65 dwellings on land off Audlem Road'.

Decision: Appeal allowed and outline planning permission granted for 65 dwellings to include means of access at Land South of Audlem Road, Woore CW3 9TF in accordance with the terms of the application, Ref 25/03245/OUT, subject to the conditions.

Discussion took place and Councillors unanimously stated their disappointment at Shropshire Council's handing of the appeal, stating it now undermined any future planning appeals. The Chair noted her intention to contact the Developers directly to invite them to a Parish Council meeting and to email Helen Morgan MP to share her concerns.

i) Reference: 26/03244/FUL (validated: 11/09/2026)
Address: Bearstone Manor, Bearstone, Market Drayton, Shropshire, TF9 4HG
Proposal: Conversion of barn into residential annexe ancillary to main dwelling
Decision: Grant Permission

j) Enforcement: to acknowledge all enforcement matters arising between 12th October and 8th November 2026.

No updates were provided.

26078 Budget 2027-28: to discuss the 2027/28 budget-setting process and invite Members' suggestions and priorities for consideration in the preparation of the draft budget.

The Clerk provided an explanation for the budget process and agreed to circulate a budget document for consideration prior to the December meeting. Items for consideration would so far include;

- Remembrance poppies for lampposts
- Councillors HR training
- Lengthsman duty expansion for additional capacity
- Groundsman duty expansion to include Newcastle Road and Pipe Gate
- Parish Online (website) asset mapping functionality
- Defib maintenance
- Accounting software for digitalising bookkeeping functions
- Northlands planting

26079 Finance

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

Date	Recipient	Reason for Payment	Cheque / Online ID #	Net Amount	VAT Amount	Power of Expenditure

09.11.2026	Helen Jackson	Clerk Salary (Oct) PAYE Deduction Expenses Nil	Unpaid	£514.56 -£103.00 Total: £411.56 £0.00 Total (Inc. VAT): £0.00 Total to pay: £411.56	- - £0.00	LGA 1972 s. 112 (2) LGA 1972 s. 112 (2) LGA 1972.s 111
12.10.2026	Malcom Carter	Cllr Expenses: Mileage	PAID Chq #: 002133	£25.30	£0.00	LGA 1972s. 174 LA (MA) (E) R 2003 SI 2003/1021
23.10.2026	Colin Hamilton	Cllr Expenses: MVAS charging	Unpaid	£39.00	£0.00	LGA 1972 s.111
30.09.2026	Gary Cooper	Lengthsman duties September	PAID BACS 34023500065421000N	£120.00	£0.00	HA 1972 s. 96
05.10.2026	SALC	Clerk the knowledge training	PAID BACS 18023445279510000N	£95.00	£0.00	LGA 1972.s 111
09.10.2026	Tony Seabridge	Grounds maintenance 29/06/26 – 25/09/26	PAID BACS 49023446159676000N	£725.00	£145.00	HA 1972 s. 96
05.10.2026	Information Commissioner's Office (ICO)	Data Protection Fee	PAID DD ZB227713	£47.00	£0.00	LGA 1972.s 111
21.10.2026	St. Leonard's Church	Parish magazine	Unpaid	£150.00	£0.00	LGA 1972 s.142 (1A)
12.11.2026	NALC	Vital Villages Cllr Training	Unpaid	£35.00	£7.00	LGA 1972.s 111

It was unanimously **resolved** to approve all the payments above.

The Clerk noted the following items relating to finance;

- Quarterly Direct Debit for HMRC Employers PAYE £475.39
- Bank interest £141.00
- Stopped cheques for lost cheque book
- Bank debit card in possession of the Clerk
- Clerk pension contribution and salary increase confirmed, to be backdated to September 2026.
- Outstanding VAT claim of circa £7,000.

ii) Bank Reconciliation: to receive bank reconciliation to date / last statement.

The Clerk recorded the bank balance as follows;

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Closing Bank Balance at 9 November 2026		
Current Account	£100.00	
Business Reserve Account	£200,621.27	**£200,721.27**
Less Unpresented Cheques	nil	
		£200,721.27
Split as follows		
CIL Neighbourhood Fund	£99,645.77	
General Fund	£101,075.50	**£200,721.27**

26080 Clerk's Report and Correspondence

The Clerk confirmed that all correspondence for the period 12th October 2026 to 8th November had been circulated.

Additionally, the following items were noted;

- Policing charter response submitted, highlighting the following priorities for the Parish: 1. speeding 2. rural/farm thefts 3. anti-social behaviour.
- Local Youth Partnership for Market Drayton and Surrounding areas requested representation from the Parish Council - Cllr Connor kindly agreed to attend.
- Electoral register received for November.
- Road closure 19th November (Seven Trent works) to be shared on Facebook.
- Thanks to Drayton glass, for replacing the noticeboard Perspex free of charge as a gesture of goodwill.
- Village Green bollards pending work in December.

The meeting closed at 8:55pm.

DATE OF NEXT PARISH COUNCIL MEETING(S)
14th December 2026 and 11th January 2027

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